



TECHNICAL SPECIFICATIONS

STRUCTURE:

- Reinforced concrete structure.

WALLS AND INSULATIONS:

- Internal partition walls constructed with 9 cm perforated fired clay bricks.
- External walls constructed with 14 cm fired clay blocks.
- Acoustic membrane installed beneath partition walls.
- External façade insulation with 10–20 cm expanded polystyrene (EPS).

FACADE:

- Acrylic façade render, colour to be selected by the Project Management Team.

INTERIOR JOINERY:

- Flush interior doors, colour to be selected, with stainless steel hinges and door handles.
- Built-in wardrobes with floor-to-ceiling doors, fully lined interiors, drawer units, hanging rails and overhead storage.
- Fully fitted kitchen, model and colour to be selected, including integrated appliances (refrigerator, dishwasher, oven, extractor hood and sink).

ALUMINIUM JOINERY AND METALWORK:

- Exterior aluminium joinery in RAL 7016 Anthracite Grey with motorised Venetian-style shutters.
- Double-glazed windows with air chamber and solar protection.
- Aluminium entrance door in RAL 7016 Anthracite Grey.

INTERIOR FINISHES:

- Porcelain stoneware flooring throughout.
- Bathrooms and kitchen finished with first-quality ceramic wall tiles.
- Smooth interior paint finish, colour to be selected by the owner.

SANITARY FITTINGS:

- Wall-hung sanitary ware in bathrooms and cloakrooms.
- Countertop washbasins.

- Thermostatic shower mixers.

LIGHTING:

- Interior LED recessed spotlights and LED light fittings.
- Exterior garden LED lighting.
- TV, telephone and internet connection points in all rooms.
- Colour video intercom system.
- Alarm detectors installed throughout the interior of the property.

INSTALLATIONS:

- Fully ducted hot and cold air conditioning system.
- Independent climate control thermostats by zone.
- Domestic hot water supplied by an aerothermal heat pump with a 150–200 litre stainless steel storage tank.

LANDSCAPING AND EXTERIOR AREAS:

- Automated pedestrian and vehicle access gates with infrared remote controls.
- Fully landscaped garden with planted areas, decorative river pebbles, pine bark and similar finishes.
- Non-slip 60 × 40 cm concrete paving slabs on terraces.
- Non-slip 60 × 40 cm concrete paving slabs at the garage entrance.

SOLARIUM:

- Access to the rooftop solarium via the external staircase.
- Fully finished rooftop solarium.

The information contained in these Technical Specifications may be subject to change due to technical, legal or commercial requirements. The materials and finishes described are intended as a guide only and may be replaced with equivalent alternatives of similar quality.