

M E M O R I A
D E
C A L I D A D E S



FEBRUARY 2020 (UNITS B2, D, E)

FOUNDATIONS AND STRUCTURE

Profound foundations of prefabricated piling and the structure of reinforced concrete according to the existing legal regulations. Designed with waffle slab, enforced compression layer of 5 cm of concrete and wire mesh and the earthing system that transfers a possible electrical charge outside of the property.

COVERINGS

The covering of the solarium will be flat and passable. It will be constructed gradient, with waterproofing, insulation and the floor finishing of ceramic tiles appropriate for exteriors. The solarium will be surrounded by glass railing.

The covering of installations will have the same configuration as the covering of solarium, even so, they will not be passable and will be finished by a layer of gravel.

FACADES

Facades will be partly covered with the premium quality ceramic material and partly with a continuous facing. The facade walls will be formed by double partition walls, ceramic brick partition, insulation, air camera, ceramic partition walls and the outer covering. Terraces and solariums will be surrounded by a secure glass railing.

PARTITION WALLS

Separations between apartments will be formed by double partition walls of ceramic brick with acoustic soundproofing covered with gypsum. Divisions between internal spaces of the apartment of ceramic brick covered by gypsum on both sides.

THERMAL ISOLATION AND ACOUSTIC SOUNDPROOFING

Acoustic anti-impact soundproofing under the flooring of the apartments.

Acoustic soundproofing and thermal insulation in separations between different properties and between properties and common spaces.

Thermal insulation in the walls of the facades and in the coverings.

EXTERNAL CARPENTRY AND GLAZING

Windows of aluminium in the colour of anthracite or similar, with thermal bridge breaking, double glazing including an air camera and solar control. The glass will be reinforced below one meter of height. The spacious windows will be formed by large sliding parts with a shading system of curtains of a non-transparent material. The rest of the windows will have roller blinds with thermal insulation.

INTERNAL CARPENTRY

Armoured entrance door of the apartment with the structure and frame of steel, lacquered on the inside and varnished on the outside.

White filled internal doors. All the doors with chrome-plated handles.

Built-in wardrobes with internal coating. Sliding or swinging wardrobe doors according to the project with the same finishing as the internal doors of the apartment. The wardrobes include a shelf for suitcases and a hanging bar for clothes.

FLOORING, TILES, CEILINGS AND COLORING

Flooring of ceramic tiles in all the apartment and premium quality ceramic tiles with anti-slip treatment for exteriors in terraces and solariums.

Premium quality ceramic tiles in kitchens, bathrooms and toilets.

Plasterboard type false ceiling in common areas and wet areas.

The ceiling of terrace partly coated with a mortar filling and partly consisting of a plasterboard type false ceiling for exteriors.

Ceilings and walls of the apartment covered with a plastic flat white paint.

KITCHEN

Furnished with upper and lower furniture of great capacity. (Included electronic household appliances: induction cooktop, oven, extractor hood, fridge, microwave oven and dishwasher). A stainless-steel sink with one opening and an adjustable chrome-plated mixer faucet.

BATHROOM EQUIPMENT AND FITTINGS

Bathroom equipment of premium quality white vitrified porcelain.

Extra flat mineral resin shower trays with a non-slip coating, integrated shower screens.

Chrome-plated mixer faucets.

ELECTRIC INSTALLATIONS, TELECOMMUNICATIONS AND VIDEO INTERCOM

Electric installations appropriate for a higher degree of electrification (9.2 Kw). Internal installation with premium quality mechanisms.

Data access points RJ45 in the living room and all the bedrooms.

TV access points in all the bedrooms, living room, terrace and solarium.

Common TV and parabolic antenna allowing access to broadcasts in various languages.

Automatic video intercom at the main entrance.

CONTROL OF TEMPERATURE AND VENTILATION

Hot water via aerothermal system. Heat pump (cold, hot) in bedrooms and living room on the main floor, under cover (where appropriate) and pre-installation of an air conditioning point on the ground floor.

RESIDENTIAL AREA

A closed residential area according to the project design with a controlled access for pedestrians and vehicles from the roundabout of the Avenue of America.

Ample green common areas with trees and walking paths on different levels separated by natural stone walls.

Three common buildings for the use for recreation and sports with a gym and a Beach Club area and a closed swimming pool.

A large swimming pool for adults and children located in the centre of the common area, a pool and an amphitheatre in the Unit E.

Sports facilities with paddle courts (to be delivered together with the Unit D), a gym, changing rooms and ample walking areas.

Children's play area.

PARKING SPACES

Each apartment has a private parking space located in surface or underground parking. The access to the residential area is through a sliding gate operated by an automated opening system via remote control.

**The information contained in this document is illustrative and may be subject to changes on the bases of the criteria established by the supervising management.*