

BUILDING SPECIFICATION

Ref.: N1025

****PROJECT OVERVIEW****

The residential development encompasses extensive landscaped communal areas for residents' use and enjoyment. It features a night-lit outdoor swimming pool accessible to all owners. Various communal facilities enhance residents' comfort, including a gourmet room, gym, chillout area, zen area, reading area, cardio-protected zone, along with communal changing rooms and toilets. The Project incorporates an intelligent mailbox service equipped with multi-user electronic lockers at the main entrance, enabling secure delivery and receipt of products and services at any time. Deactivated concrete pedestrian paths, catering to individuals with reduced mobility, facilitate communication within the entire development. A perimeter fence and security checkpoint ensure privacy and controlled access, complemented by a video intercom system and closed-circuit surveillance cameras strategically distributed. Intelligent lighting, utilizing low-consumption LED technology, and motion detector-activated lights in each block contribute to residential efficiency.

****RESIDENCE GARAGE****

The garage, accessible externally through automatic doors managed by an intelligent access control system, offers direct access to garages and storerooms via communal lobbies. The garage area features a reinforced concrete wall enclosure with waterproofing treatment, in-situ polished concrete paving, energy-efficient LED lighting, and pre-installation for electric vehicle charging. Storage rooms corresponding to each home are located on the same floor as the garage.

****ELEVATORS****

Each block incorporates an electric lift with automatic stainless steel doors, designed for accessibility, including use by individuals with reduced mobility.

****FOUNDATION AND STRUCTURE****

The building structure rests on a reinforced concrete foundation compliant with project calculations and the Technical Building Code (CTE). It consists of reinforced concrete pillars, beams, and two-way slabs.

****FACADE AND EXTERIOR CARPENTRY****

The façade features a rendering system supported by a half-foot-thick sheet of perforated solid brick, providing optimal thermal and acoustic insulation. Lacquered aluminum exterior carpentry with thermal bridge break (RPT) ensures energy efficiency. Windows may be casement, sliding, or tilt and turn, with aluminum blinds for bedroom darkening. Low emissive glass and solar control contribute to maintaining an ideal temperature year-round.

****ELECTRICITY AND TELECOMMUNICATIONS****

Homes are equipped with high-quality mechanisms and white design elements. Ceilings in sleeping areas feature LED strip lighting. Terraces include electrical sockets and LED light fittings for enhanced versatility. All homes feature television, voice, and data sockets in every room, excluding bathrooms, with additional television sockets on main terraces and solariums.

****ROOFS****

Terraces feature a waterproofing and non-slip porcelain stoneware floor finish. Top floor flats with a solarium have a matching finish. Roof areas for installations feature gravel protection.

****WALL AND FLOOR COVERINGS****

Continuous laminated plasterboard false ceilings adorn all rooms, with porcelain stoneware floor finishes. Exterior terrace areas incorporate non-slip porcelain stoneware. White skirting boards match wooden carpentry. Bathrooms offer a choice between high-quality porcelain stoneware or porcelain stoneware combined with white body. The house's paint, available in three light shades, contributes to a calming and serene atmosphere.

****MASONRY AND INSULATION****

To ensure thermal and acoustic insulation, a mixed system of brick masonry and laminated plasterboard partitioning is installed on each side. High-performance mineral wool panels enhance privacy. The exterior façade combines a perforated solid brick sheet with a laminated plasterboard lining.

****INTERIOR CARPENTRY****

The property features an elegant armored door with a security lock and smooth satin chrome-colored knob. Interior doors with horizontal grooves are finished in white, complemented by satin and chrome handles. Cupboards, hinged or sliding, match interior doors and feature modular structures in white.

****SANITARY WARE AND TAPS****

Bathrooms include washbasin units, wall-hung toilets, flat shower trays, and thermostatic shower taps. Main bathrooms feature Hansgrohe brand taps, while penthouses have jacuzzis on solarium decks.

****KITCHENS****

Kitchens boast a modern design with high-capacity base and wall units, compact quartz worktops, and kitchen fronts. Appliances include an extractor hood, ceramic hob, electric oven, microwave, refrigerator, dishwasher, washing machine, and sink.

****HEATING, AIR CONDITIONING, AND HOT WATER****

A modern hot and cold air conditioning system with duct distribution is installed for efficiency. The hot water system utilizes an innovative aerothermal system for reduced energy consumption. Electric underfloor heating is installed in the main bathroom.

****PLUMBING AND DRAINAGE****

High-tech cross-linked polyethylene pipes distribute the interior water network. Acoustic attenuation pipes in the drainage network contribute to a peaceful living space.