

BUILDING SPECIFICATIONS

C.T.E : Properties adapted to the New Technical Code of Edification
(According to European Standards of Edification)

ENERGY RATING: **G**

STRUCTURE, WALLS and SURFACE

- Reinforced concrete slabs and pillars.
- Partition walls: Double brick, rock wool and plaster render (insulation and sound proofing system between homes).
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceilings in the apartment. Moulding for concealed lighting in living room and main bedroom.
- The interior walls render is of even plaster and white paint.
- The exterior walls render is of cement mortar and white paint.

FLOOR TILES

- Living room: First quality white macael 60 x 60 cm marble tiles.
- Bedrooms: First quality white macael 40 x 40 cm marble tiles.
- Bathrooms, Kitchen, terraces and utility room: Saloni porcelain tiles.

WALL TILES

- Main bathroom: Combination of Saloni large format porcelain tiles.
- Second bathroom: Combination of Saloni large format porcelain tiles.
- Kitchen in 2 bedroom apartments: Saloni large format porcelain tiles on the wall of breakfast bar.

EXTERIOR CARPENTRY

- Security entrance door.
- Large aluminium sliding door in living room with thermal bridge break, double glazing and anti-impact panes. Model: S125RP Strugal brand.
- Tilt and turn aluminium windows in other rooms with thermal bridge break and double glazing.
- Aluminium motorized rolling shutters in bedroom windows.

INTERIOR CARPENTRY

- Wood interior doors in white textured melamine with stainless steel chrome hinges.
- Wood wardrobes in white textured melamine, with hanging rail, shelves and drawers.

KITCHEN and BATHROOMS

- Jacob Delafon top of the range suspended sanitary ware.
- Large format shower tray with shower screens installed in both bathrooms.
- Modern design taps in bathrooms, and kitchen, TRES brand.
- Mirrors installed in both bathrooms.
- In the 3 bedroom type, the kitchen is integrated in the living area and furnished with low and hanging cupboards in white colour, with an island cupboard. White compact resin worktops.
- In the 2 bedroom type, Independent kitchen through glass sliding door. Kitchen furnished with low and hanging cupboards in white colour and white compact resin worktop.
- Kitchen equipped with: Panelled fridge, electric oven, Vitro ceramic hob, dishwasher, Extractor fan and stainless steel sink.

HEATING AND AIR CONDITIONING

- Hot / Cold air conditioning units **installed**.
- Electric underfloor heating installed in both bathrooms.

INSTALLATIONS

- Mechanic permanent ventilation system in all rooms in compliance with the Technical Building Code.
- Pack of recessed ceiling halogen lights according to plans.
- Electrical sockets and switches BJC brand.
- Telephone and TV sockets in living – dining room, bedrooms and kitchen.
- Electric heater for hot water with energy saving solar thermal system.
- Pre-installation of the necessary lines for home-cinema, KNX home automation, security cameras, image and sound.

OTHER EQUIPMENT

- Gated community with control booth.
- Pedestrian access controlled by video porter.
- Motorised garage door with remote control.
- Lift for 6 people in each building from the garage to the top apartments.
- Communal pool with solarium area and communal gardens.
- **Private parking space and store room included in the price of the apartment.**