

the view

LIFE JUST GOT BETTER

QUALITY SPECIFICATION





INTERIOR COATINGS

Covered 13mm plasterboard ceiling in bathrooms and kitchens as necessary for the concealment of household installations e.g. blinds, lighting etc. according to the project design.

Porcelain floors throughout the apartments using large format KERABEN tiles or similar. There are five options of colours/finishes to choose from. Non-slip porcelain tiles on terraces, solarium and common areas according to the project.

Bathroom walls with large format KERABEN porcelain tiles or similar. Three options of colours/finishes to choose from.



FOUNDATION AND STRUCTURE

The excavations, foundations and basement walls will be made according to the approval and specifications of the OCT using isolated footings, reinforced concrete and adapted to the suitability of the building terrain. All construction work will be carried out according to CTE (Spanish Building Regulations).

EXTERIOR AND INTERIOR FACADES AND WALLS

The façade will consist of 11.5cm ceramic brick, fixed with a cement mortar type M5, externally lined with water-repellent mortar of 15mm and painted. All executed according to the CTE and the government approved building specifications.

Divisions between the apartments will be formed by a double wall. One with normal brick, with an intermediate chamber of mineral wool for thermal insulation and the second with perforated bricks for acoustic isolation bricks four sound proofing.

Interior partition walls of the apartments are double hollow brick, factory finished and plastered.

Balustrades/walls of terraces made using 10mm tempered security glass with a top safety rail finished in stainless steel.

EXTERIOR CARPENTRY

Aluminium carpentry with thermal bridge break complying with the Technical Building Code. All glass will be double glazed.

Floor to ceiling terrace and patio door opening systems with embedded runners according to the project design and complying with the specifications of the CTE.

All aluminium carpentry lacquered with a minimum thickness of 60-80 microns (QUALY-COAT certified).

The manufacturers and installers have the corresponding certification to guarantee the quality and functionality of all products that are installed.





INTERIOR CARPENTRY

Reinforced security entrance door of 2200 mm height and 40 mm thickness with concealed hinges and security locks. Smooth white lacquered finish with stainless steel fittings and handles.

Smooth white lacquered interior doors of 2200 mm height with concealed hinges and fittings and handles in stainless steel according to design.

Push system doors for built in cupboards and wardrobes with a sliding door system. Concealed hinges and no handles.

Built-in wardrobes with an internal covering of melamine which include drawers, shelves, shoe racks and hanging bars.

Master suite wardrobe includes built in safe.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical and telecommunications installation in accordance with current regulations and all wiring will carry a CE mark.

Latest generation Satellite Tv installation.

SIMON brand switches, model 100 using the IOSystem



standard, compatible with the domotic wifi system.

Telephone and TV points in rooms, lounges and terrace.

Pre-installation of automated electric blinds for windows

Latest generation video intercom with colour screen and remote door opening

LED recessed wall downlights on terraces

SIMON domotic wifi package using IOSimon standard which includes water leak detection smoke detection and climate control system.

Illumination of corridors, portals, accesses and common areas with LED technology screens and presence detectors for energy efficiency.

Charge points for electric vehicles in garages, one per home.

simon



ILLUMINATION

Re-directional warm-light LED lighting throughout the house according to design in a choice of black or white finish.

Strip LED lighting under kitchen cabinets to illuminate worktops

Dimmer control switches in living rooms and kitchens.

Optional customisation packages:

Re-directional warm-light LED lighting throughout the house according to design in a choice of black or white finish.

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Dimmer control switches in living rooms and kitchens.

Installation of sound system throughout the apartment

Enhanced home automation, domotics wifi package from the brand SIMON with IOSimon standard to remotely control intensity of lighting in living room, kitchen and bedrooms, opening of blinds, control of security alarms, detection of water leaks, smoke detection and climate control, appliances, sound, tv, etc.



PLUMBING AND SANITARY APPLIANCES

The plumbing complies with the specifications of the Technical Building Code and Spanish Building Regulations.

ADEQUA or FERROPLAST MUTE sound proof toilet flushing systems.

Central water filter to protect from pipe corrosion

Central Water softener

Every apartment will have the latest, sustainable energy arothermal system by Vaillant, model VWZ MPS 40 or similar. The system will have a storage tank by Vaillant, model unistor VIH RW 200 or similar with a 200 l capacity.

Production of Sanitary Hot Water with a certified heat pump from Ariston or equivalent with aero-thermal system for energy savings.

The terraces of all apartments will be equipped with an outside water point.



BATHROOMS

White suspended toilets by Gala, model Emma, Emma square or equivalent with a hidden water tank, Probasic 55/400 and a front push-button in chrome. Soft closing toilet seats.

Extra smooth white resin shower trays by Bsurface, model Side.



Master bathrooms feature double sinks integrated into a resin countertop by SOLID SURFACE supported by suspended lacquered furniture by Affinitibath, model Neo or Cubic according to design.

Secondary bathrooms with a single sink, integrated into a resin countertop by Bsurface, model Senoround.

Master bathrooms feature Italian chromed taps by REMER model Qubika Q11 or equivalent.



Master bathrooms feature bracketless stainless steel Rain Shower head recessed into the ceiling by REMER mod Q09.



Secondary bathrooms feature Italian mixer taps by REMER mod Q32 or equivalent.

Fixed tempered glass partitions in showers of all bathrooms by Cassandra, model 300 series

Over-sink mirrors in bathrooms.

SPA by Jacuzzi on terraces for indicated apartments and optional for the rest.



CLIMATE CONTROL

Aerothermia Heat Pump system. A clean energy supply for heating, cooling and hot water giving excellent efficiency and a high reduction on electricity bills.

Hot and cold Air-zone air conditioning system, supported by Aerothermia throughout the apartment by LG or similar, channelled through air ducts and with individual digital thermostats for each room.

Electric underfloor heating in bathrooms.

Optional underfloor heating and cooling throughout the apartment supported by an Aerothermal cold/heat pump.



ELEVATORS

Otis brand lifts, model genesis or equivalent with 450 kg load equipped with luxury cabin, stainless steel doors, marble floor and keypads adapted for the disabled.

Lifts for disabled access from street level.

INTERNAL PAINTING

Choice of three different colours.





COMMUNAL FACILITIES



INFINITY POOL



ELEVATED POOL AND BAR AREA



HEATED INDOOR POOL



CHILDRENS' POOL



OUTDOOR SOLARIUM



PRIVATE MEMBERS CLUB



SAUNA & TURKISH BATH



GYM



GASTRO BAR



GOLF SIMULATOR



GREEN AREA



CHILDRENS' PLAYGROUND



FIREPITS



SECURE, GATED DEVELOPMENT



EXTERIOR GARDEN LIGHTING USING LEDTECHNOLOGY



CHILL OUT DECK

