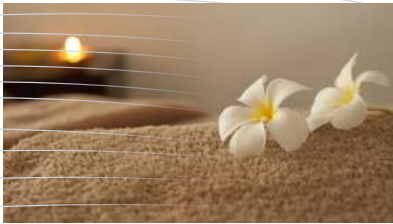


BON AIR

TERRAZAS DE CORTESIN



S P E C I F I C A T I O N S

FOUNDATIONS AND STRUCTURE

- Foundations laid with reinforced concrete and a reinforced concrete perimeter wall in underground areas, with exterior waterproofing and perimeter drain.
- Structure built with reinforced concrete reticular slabs and reinforced concrete pillars.
- The structural elements are made with reinforced concrete slabs.
- According to the current regulations.

ROOF

- Roof made with a high level of thermal insulation, with a two-layer membrane and thermally insulated with extruded polystyrene and geotextile protective sheet. Finished with top-quality gravel in walkable areas or pebbles in non-walkable areas.

FAÇADE

- Façades and exteriors rendered with exposed cement mortar on brick and painted.
- The outside cavity wall conforms to all the necessary standards to optimise thermal and acoustic insulation, made with perforated outer bricks, insulated against heat and sound with mineral wool, and inner wall finished with exposed plaster or drywall with gypsum plasterboard.

WALLS AND INSULATION

- Interior dividing cavity walls of double hollow brick or drywall with gypsum plasterboard.
- Party walls between homes made with double-brick wall or plasterboard drywall and with mineral wool acoustic insulation, sealing salient points with anti-vibration strips.

EXTERIOR JOINERY

- Premium exterior joinery of lacquered aluminium or PVC (colour to be determined by the Project Management), to contrast with the façade. Joinery with thermal break and micro-ventilation system.
- All windows and doors have Climalit-type double glazing.
- Blinds in bedrooms.

INTERIOR JOINERY

- Security front door.
- The interior doors are wooden with a modern design and lacquered (colour to be determined by the Project Management). With a micro-ventilation system.
- Fitted wardrobes in bedrooms with facings of the same design and colour as the doors. With lined interiors, suitcase compartment and metal bar for hangers. Optional drawers.

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FLOORING

- Homes with laminate flooring in the living room, kitchen, bedrooms, hall and corridors, laid on shock-absorbing sheet.
- Bathrooms with top-quality stoneware tiles.
- High-quality non-slip stoneware tiles on terraces and walkable roof.
- Stamped concrete flooring in parking area.

INTERIOR CLADDING

- Bathroom walls combine premium stoneware tiles (damp walls) with painted walls.
- Plaster false ceiling in bathrooms and kitchen, and in various other parts of the home.
- Rest of the walls of the property covered with rendered plaster and plaster trim. Plain light-coloured plastic paint.

SANITARY FITTINGS AND PLUMBING

- Premium white vitrified porcelain bathroom fittings, with shower tray depending on the type of property.
- Washbasin fitted into vanity unit in the bathroom.
- Top-quality chrome mixer taps.
- Domestic water network in compliance with regulations, with separate stopcock for each wet room.
- Hot and cold water installation of cross-linked polyethylene pipe in compliance with regulations.
- Communal DHW system with solar panels supported by electric boiler.
- Communal water tanks with pressure pump to ensure uniform and continuous water pressure.

ELECTRICITY

- Electrical installation in compliance with Low Voltage Electrotechnical Regulations.
- High degree of electrification.
- Top-quality equipment.
- Video intercom installed, with automatic door opening.

SPECIAL INSTALLATIONS

- Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation adapted to Fibre Optic and Coaxial Cable to make all digital options available to the dwellings.
- Home ventilation according to Technical Building Code (CTE). With micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.
- Air conditioning installation for air-to-air system with Climaver-type fibre ducts or similar and supply and return grilles painted white.
- Kitchens equipped with top-quality electrical appliances.





COMMUNAL AREAS

- Building hallway with porcelain stoneware flooring and walls made with different materials depending on the Project Management's design, with several home décor items.
- Lifts to garages and floors. Entry halls independent from garages.
- Stamped concrete flooring in underground parking area.
- Automatic access gates for vehicles, with controls for opening.
- Fire detection system with sensors and alarms.
- Garage with mechanical ventilation, fire and CO2 detectors connected to the alarm panel.
- Pool with surrounding gardens.
- Communal gardens with a tropical design and automatic irrigation.
- Bollard lighting of outside paths to avoid light pollution.
- Pre-installed customised charging stations for electric vehicles in the garage area.

COMMUNAL LEISURE AREA:

- Fully equipped gym.
- SPA.
- Changing room area with shower cubicle.
- Toilets.
- Storehouse.
- Kitchen.
- Co-working / Co-living space.



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