



LOS NOGALES  
*Living*

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SPECIFICATIONS



## FOUNDATIONS AND STRUCTURE

The foundations are part of the structural elements of the construction, and serve to connect and transmit the loads from the building to the ground. The foundations will be laid with reinforced concrete designed in accordance with the conclusions of the Geotechnical Study, with a reinforced concrete perimeter wall in underground areas, with exterior waterproofing and perimeter drainage.

The structure will be built with slab or waffle slab with reinforced concrete pillars.

All this, in compliance with the provisions of current regulations and the Technical Building Code.



## ROOF

The roofs of the homes will be made with a high level of thermal insulation and guaranteed water tightness, composed of: a two-layer waterproofing membrane, thermal insulation, geotextile protection sheet with porcelain material in walkable areas and pebble gravel in non-walkable areas in accordance with current regulations.

## FAÇADE

The design of the exterior façade is inspired by a modern, elegant and avant-garde architectural approach that integrates new trends, filtering the light to ensure it reaches the most important interior spaces.

It conforms to all the necessary standards to optimise thermal and acoustic insulation, and is made with perforated outer bricks, air chamber, thermal and acoustic insulation, and interior brick wall finished with exposed plaster or drywall with gypsum plasterboard.

The exterior is rendered with exposed cement mortar, on a brick façade combined with paint according to design and type.





## PARTITION WALLS AND INSULATION

Party walls between homes will be built with double brickwork finished with exposed plaster or plasterboard drywall, with acoustic insulation, and salient points sealed with anti-vibration strips.

Interior dividing walls between homes will be built of double hollow brick finished with exposed plaster or drywall with plasterboard panels and interior insulation for greater comfort.

## JOINERY EXTERIOR

The exterior joinery of the homes will be of top-quality lacquered aluminium or PVC; in both cases its composition offers exceptional resistance against external agents, longevity and minimum maintenance, in a colour to be defined by the Project Management to contrast with the façade and with thermal break and with a micro-ventilation system, combined with different types of opening according to design and type. The house will have manually operated blinds in bedrooms.

All windows and balcony doors will be double-glazed with Climalit-type air chamber, low emissivity glass to improve the thermal efficiency of the home.



## JOINERY INTERIOR

The access door to the dwelling will be of contemporary design and in a colour to be determined by the Project Management. It will have a security locking system.

The interior doors will be wooden, with a modern contemporary design and lacquered in a colour to be determined by the Project Management, and will include a perimeter rubber strip to improve airtightness, with micro-ventilation system.

Storage and organisation in the home will be facilitated by the spaces designed for this purpose, such as the built-in wardrobes, whose finished design will be identical to the doors between rooms, and with interiors with joinery textile finish, luggage compartment and metal hanging bar and a 60 cm drawer unit with a joinery textile finish.

The open dressing rooms in the master bedroom will be delivered fully lined, with luggage compartment, metal hanging bar and a 60 cm drawer unit with a joinery textile finish.



\*Simulated image with optional kitchen furniture and appliances.

## FLOORING

The flooring selected for these homes offers maximum comfort in any season, to this end floating wood flooring is installed in the interior in the living room, kitchen, bedrooms, hall and corridors, laid on shock-absorbing sheeting. Choice of two finish options.

The flooring in bathrooms will be with porcelain material.

Flooring on terraces and porches with non-slip porcelain material.

Reinforced concrete paving with polished finish in the driving area and parking spaces, also in the basement lobbies for access to the homes.

## CLADDING INTERIOR

The finishes of the vertical walls of the interior of the house will be delivered with smooth plastic paint, with plaster finish and trim in case of brick partition walls to be defined by the Project Management.

Bathroom walls will play a more prominent role in your new home, the combined finish of top-quality stoneware tiles (wet walls) and smooth paint will allow for personalised décor in this space.

In spaces such as bathrooms, kitchen and where needed, false ceilings will be installed using plasterboard to hide the home's installations.



## BATHROOM FITTINGS AND PLUMBING

This development will have white vitrified porcelain sanitary fittings and resin shower trays.

The washbasins, showers and bathtub are complemented by the installation of single-handle taps with chrome finish.

The master bathroom will have a double built-in sink with low cabinet and drawers and shower tray. A built-in washbasin with cabinet and drawer and a bathtub will be installed in the secondary bathroom.

The installations will use pipes made of plastic material, taking advantage of its resistance to any type of water, its low roughness and its lower thermal conductivity compared to metals such as copper.

For greater energy savings, the individual DHW system will be obtained by means of solar panels supported by electric boiler on days with low solar radiation.

The sanitary water supply will be in accordance with current regulations and standards, with a general stopcock and a separate stopcock for each wet room.



# ELECTRICITY

The electrical installation of the house and common areas will comply with Low Voltage Electrotechnical Regulations.

Top-quality mechanisms will be installed, including a plug on the outdoor terrace.

High level of electrification with provision of electrical and telecommunications sockets.

The homes without a tower will have photovoltaic panels for the production of electric energy installed on the roof, with a maximum capacity to generate 2.25 kWp.

Pre-installed charging points for electric vehicles in parking space for future installation of vehicle recharging, with a maximum power load of 7.4 kW, depending on the power contracted by the home, in accordance with current regulations.



# KITCHENS

The kitchen space will become the preferred place to gather with family and friends thanks to its open plan design, which allows a fluid and harmonious connection with the living-dining room.

As an option \*you can choose between the finishes specified in the technical report or your kitchen can be designed and managed by you, completely to your liking to preserve the functionality of this space.

\* Optional elements have a cost.



\*Simulation of leisure area with optional finishes.

# INSTALLATIONS SPECIAL

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.

There will be a collective TV aerial with sockets in the living room and bedrooms with pre-installation for new communication connections, both cable TV and for the different digital platforms according to regulations.

Each house has a separate intercom installation for access to the residential area.

Micro-ventilation integrated into joinery compliant with the CTE (Technical Building Code), and extraction vents in bathroom and kitchen ceilings.

All homes will have a pre-installation for an air-to-air air conditioning system with Climaver-type fibre ducts and white lacquered supply and return grilles.

# BELOW-GROUND **MULTI- PURPOSE** AREA

All homes have a multi-purpose area below ground that is delivered unfinished. This space can be adapted by you, turning it into a place that meets your needs; games room, children's area, home cinema etc. Through the options\* we offer the possibility of delivering this space according to technical specifications.

\* Optional elements have a cost.





\*Simulated image with optional kitchen furniture and appliances.



## PRIVATE GARDEN

The private garden of the houses will be delivered landscaped with topsoil, grass cuttings and decorative climbers.



## COMMON AREAS

The residential complex has been designed to make the most of the spaces and to preserve the privacy of the homes, so decorative planters will be installed in the central area of the development and lighting on the outside paths will be designed to avoid light pollution.

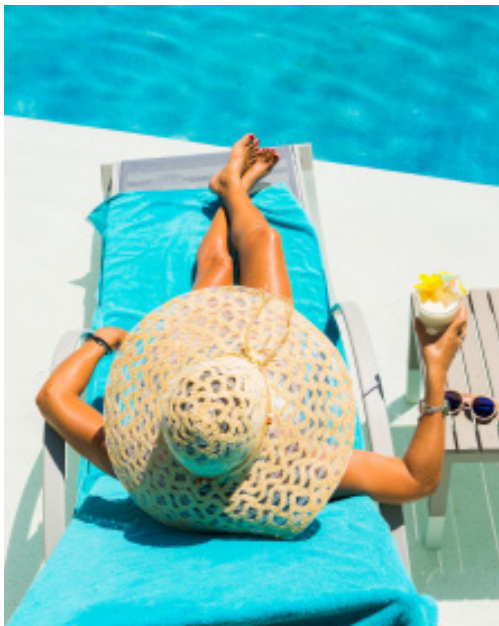
The communal pool will be delivered with a surrounding garden, with automatic irrigation and toilet.

The pavement of the common areas will be made of concrete and some areas will have artificial turf.

Vehicle access to the underground garage will have an automatic gate with remote controls for opening.

Ventilation with fire and CO2 detectors connected to the alarm centre will be installed in the underground parking area.

A fire protection system with sensors, alarms, equipped fire hydrant and fire detection button will complement the safety of the parking area.





# LOS NOGALES

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