

TARAY

RESIDENCES

BUILDING SPECIFICATIONS







FOUNDATION AND STRUCTURE

The structure will be made from reinforced concrete, in accordance with current regulations and the Building Technical Code.

The foundation will be constructed per the results of the geotechnical tests.



ROOFS

To ensure optimal thermal insulation and impermeability, the apartment roofs will be inverted, waterproofed and have a bitumen roof felt and rigid insulation boards.

They will have a gravel finish in non-walkway areas and non-slip ceramic flooring in walkway areas.



FAÇADES

The multi-layer exterior facade will have a brick exterior with internal insulation, an air chamber and an interior lining with laminated plasterboard.

The exterior facade will be plastered and painted.



CARPENTRY AND GLAZING

The window frames will be monoblock lacquered aluminium with a thermal break, and will be hinged, tilt and turn or sliding depending on their location. The windows will be Climalit double glazed with a dehydrated air chamber and low-emissivity glass, in accordance with the facade, to improve wellbeing and the building's thermal envelope. Insulated lacquered aluminium roller shutters will be installed, providing total blackout in bedrooms. They will be motorised in the master bedroom. Colour to be the same as the exterior carpentry.



Interior of the apartment. Finishes



INTERNAL PARTITIONING AND INSULATION

The interior of the apartment will have dry partitioning, with laminated plasterboard attached to metal framing and mineral wool thermal and acoustic insulation.

In plumbed areas, the laminated plasterboard will be damp-proof.

The party walls between apartments and between apartments and common areas will be constructed from brick and covered in laminated plaster with thermal and acoustic insulation inside the apartments.



INDOOR CARPENTRY

The access door to the apartment will have a 3 lever high-security lock. The internal side of this door will have the same finish as the rest of the indoor carpentry.

Internal doors will have a white lacquered finish, with an acoustic door seal.

Modular wardrobes will be built in, with hinged or sliding doors in accordance with the project requirements, and will have a white lacquered finish. The inside will be coated.

The iron fittings and handles will be made of matt stainless steel or chrome-plated.

PAVING



Porcelain stoneware tiles measuring 75 x 75 will be installed throughout the apartment. Non-slip on terraces.

The flooring level will be the same inside and outside, with adjoining flooring.

Skirting board to match the indoor carpentry. On walls without tiles in bathrooms and enclosed kitchens, the skirting board will be ceramic, matching the flooring.



COATINGS AND FALSE CEILINGS

Both the main and secondary bathrooms will be partially tiled with ceramic stoneware. The walls in the rest of the apartment, including the kitchen and walls that are not tiled in the bathrooms, will be finished with light-coloured smooth paint.

The false ceilings will be constructed from laminated plasterboard. In plumbed areas, the plasterboard will be damp-proof. These will be finished with light-coloured smooth paint.



KITCHENS

The kitchen, integrated into the living room, will be furnished with large-capacity wall and floor cupboards with stratified laminate finishes.

The counter and front between the wall and floor cupboards will be Dekton and a stainless steel sink will be installed with a high-rise low-pressure mixer tap reducing water consumption.

The kitchen equipment will include:

- Integrated and/or telescopic extractor hood.
- Electric oven and microwave.
- Induction hob.
- Panel-ready dishwasher.
- Panel-ready refrigerator.
- Washer-dryer tower.



BATHROOMS

The main bathrooms will be equipped with a wall-hung toilet, unit and sink on a matt countertop, resin shower tray and mirror. The secondary bathroom includes a toilet, wall-hung sink with chrome-plated trap, resin shower tray and mirror.

Sliding screens in showers.

Pre-installed towel radiator.

The taps in the showers and bathtubs will be low-pressure mixer taps.

In sinks and bidets, the taps will be low-pressure mixer taps.

Bathroom suites will be white and toilets will have a dual flush.



Installations



HEATING, AIR CONDITIONING AND DOMESTIC HOT WATER

The apartments will have air conditioning through a combined aerothermal system, distributed through pipes in the false ceiling, and air vents in the living room and bedrooms. Temperature control by room.

Domestic hot water will be generated through a centralised aerothermal system and individual accumulators.

Underfloor hot water heating system throughout the apartment and electric heating in bathrooms.

PLUMBING AND SANITATION



The pipes will be plastic because of its resistance to any kind of water, its smoothness and its reduced thermal conductivity compared to metal pipes, such as copper.

The sanitation fittings will be PVC, with noise-proofing in down pipes.

The apartment will have a master shut-off valve and a separate shut-off valve in the kitchen and bathrooms.



VENTILATION

It will have a mixed ventilation system with inline extractors for vents.



ELECTRICITY AND TELECOMMUNICATIONS

The telecommunications will be installed as per common telecommunications infrastructure regulations.

The apartment will be equipped with a digital network of integrated services (channelling) for installing cable TV and it will have a receiving installation for television, analogue and digital, radio and telephony, with outlets in living rooms, kitchens and bedrooms.

The degree of electrification will be high and the provision of electrical and telecommunications outlets will be higher than that established by regulation.

USB outlets in bedrooms.

Automated system for shutter control, smoke detection and flooding sensors with the potential for improvement and integration using a smartphone app.

Automatic colour intercom with camera installed.

The terraces will have energy-saving lighting.

The garage spots will be set up for charging electric vehicles in accordance with current regulations.



Urban infrastructure and communal areas

The **TARAY RESIDENCES** communal areas have been designed by taking into consideration the wellbeing of their future owners.



COMMUNAL AREAS

The surfaces in the entrance halls will be made from standard-format stone, ceramic or artificial stone for measured pedestrian traffic. Colour to be determined by the project management.

The entrance halls will be lit for a warm, sophisticated atmosphere.

The communal areas will be lit with energy-saving lights.

Motion sensors will be installed to control lighting in entrance halls, stairways and landings on each floor, thereby reducing electrical consumption in communal areas.

EXTERIOR COMMUNAL AREAS



The plot perimeter will be enclosed with a metal railing and fences.

Metal pedestrian and vehicle door in a contemporary design. Remote-controlled automatic garage door.

Fully finished contemporary landscaping with automatic sprinkler irrigation on lawns and drip irrigation elsewhere.

The gardens of the ground floor dwellings will be communal for private use.

Communal pool with nighttime lighting, with landscaped perimeter area for swimming and sunbathing, and communal bathrooms.

Featuring a space for doing yoga/pilates and another space for a fully-equipped gym.

The complex will have two pedestrian entrances with entry control and one vehicular entrance.

TARAY

RESIDENCES

Please get in touch if you have any questions about **TARAY RESIDENCES** and we will help you with the decision-making process and purchase.

Welcome to your new home.

These building specifications, as well as the computer graphics, are merely illustrative. The SPONSOR reserves the right to make any amendments required by the site architect for technical or legal reasons that may be necessary or appropriate for proper completion of the building or any changes ordered by the relevant public bodies. Should these amendments affect the materials included in these specifications, the materials affected will be substituted for others of the same quality or higher. The images contained in this brochure are illustrative and are not contractually binding.