

BUILDING SPECIFICATIONS BALCÓN DEL MEDITERRÁNEO

- **Foundation and structure:** Both the foundation and the structure will be made with reinforced concrete pillars and girders and reticular slabs.
- **Facade:** The exterior enclosures will be covered with an elegant and resistant ceramic stoneware, providing a modern and durable aesthetic. In addition, they will have high-performance thermal insulation, which guarantees optimal energy efficiency and maximum comfort inside the home. The design includes an air chamber with thermal insulation, along with an interior finish in drywall and smooth plastic paint, achieving a sophisticated interior space that is easy to maintain.
- **Cover:** The covers have been designed with stoneware tile, cement mortar and XPS expanded with carbon dioxide, which ensures watertightness at all points.
- **Exterior carpentry:** Sliding or folding windows and exterior doors (depending on location) with aluminum profiles with thermal break (Cortizo brand or similar) lacquered finish, in shadow gray, with thermoacoustic double glazing with motorized blinds with home automation control in bedrooms and insulated blind drawers.
- **Interior carpentry:** Access to the home through an armored door with a security lock finished with interior lacquered paneling that matches the interior carpentry. Lacquered floor-to-ceiling passage doors with hidden hinges and isophonic gasket. Modular wardrobes with folding doors lined on the inside and complete with shelves and drawers.
- **Partition walls and insulation:** The party walls between the different homes will have a one-foot brick factory, complemented by dry partition wall covering on both sides, including rock wool insulation. This system guarantees excellent soundproofing and thermal insulation, providing privacy and comfort between homes.

On the other hand, the interior partitions will be completely executed with dry partitions and mineral wool insulation, which ensures a modern and efficient finish in terms of acoustic and thermal comfort in the interior spaces.

- **Flooring and wall coverings:** large porcelain stoneware and white lacquered skirting boards to match the interior carpentry
 - **Bathrooms:** The walls of the bathrooms, both main and secondary, will be covered with ceramic tiles, combining with the large porcelain stoneware flooring in the wet areas, suspended toilets and Villeroy & Boch sinks; HansGrohe thermostatic faucet with brushed chrome finish; compact quartz countertop; screens; electric towel rails and mirrors with LED lighting.
 - **Kitchens:** The kitchens are furnished with high-capacity base and wall units and a modern design, including a sink with single-lever taps, an island with an induction hob and integrated extractor fan, a compact quartz countertop and Siemens or similar brand appliances: American-style refrigerator, oven. and column microwave, washing machine and dryer.
- Ventilation and extraction system: ventilation system to ensure good air quality inside the home – Soler&Palau mechanical ventilation

- Electricity, TV and telephone installations: Indirect LED lighting. TV, TF and Telecommunications sockets in the living room and bedrooms. Electronic video intercom with call receiver and color image. Integrated home automation system with electronic video intercom, with the possibility of remote control with mobile devices and virtual assistant to control blinds and air conditioning of the home.
- Air conditioning: aerothermal system with air-water heat pump with independent temperature control per room manually and through home automation.
- Access and common areas: Access gate. Swimming pool for community use. Large garden areas. Social club bar/cafeteria. Gym and spa area with changing rooms, heated indoor pool and sauna. Common storage areas.

Key Features:

- Foundation and Structure: Concrete pillars and beams with a reticular slab system for the foundation and structure.
- Facade: Exterior walls are clad with durable ceramic tiles and feature high-performance thermal insulation for energy efficiency and comfort.
- Roofing: The roof system includes gres tiles and expanded XPS insulation, ensuring complete waterproofing.
- Exterior Carpentry: Aluminum frames with thermal break technology and double glazing, with motorized shutters in the bedrooms, controlled via home automation.
- Interior Carpentry: Security armored front door, floor-to-ceiling lacquered doors with concealed hinges, and modular wardrobes with fitted shelving and drawers.
- Partitions and Insulation: Soundproofing and thermal insulation through dry wall systems and mineral wool.
- Flooring and Walls: Large format porcelain tiles and matching white lacquered baseboards.
- Bathrooms feature ceramic wall tiles and porcelain floors, with high-end fixtures from Villeroy & Boch and HansGrohe.

Kitchen

Fully furnished with modern cabinetry and quartz countertops, plus Siemens appliances.

Aerothermal system for heating and cooling, with independent temperature control in each room via home automation.

Energy rating A.

Community pool, gym, spa with a sauna, and indoor heated pool.

Social club, bar/café, and large garden areas.