



ISIDORA LIVING
LAS MESAS

SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

The safety and durability of your home are our top priority. **The foundations will be laid using reinforced sprayed concrete** with a concrete perimeter wall for underground areas and exterior waterproofing with perimeter drainage, in accordance with the recommendations of the Geotechnical Survey carried out on the plot by a specialist company.

Similarly, the structure will be built using concrete slabs or waffle slabs with reinforced concrete pillars.

The entire process will comply with current regulations and the Spanish Technical Building Code, ensuring that every detail meets the highest quality standards.

FAÇADE AND EXTERIORS

The exterior façade has been designed to provide a **high level of comfort inside the house, while ensuring low energy consumption**, thanks to effective thermal and acoustic insulation. It will be built using a cavity wall system, with an outer layer of perforated brick, an air chamber, thermal and acoustic insulation, and an internal layer of brick finished with smooth plaster or drywall plasterboard.



The exterior face of the wall is rendered with a cement mortar finish and decorative paint, according to the design.

ROOF

The **flat roofs are waterproof and thermally insulated, providing not only a modern aesthetic but also greater energy efficiency**. At Isidora Living Las Mesas, the roofs will be constructed with a double-layer waterproof membrane that ensures watertightness and thermal insulation, with a protective geotextile underlay.

As for the finish, porcelain stoneware tiles will be used in walkable areas, while rounded gravel will be applied in non-walkable areas.

PARTITION WALLS AND INSULATION

To ensure the greatest sense of well-being in your home, soundproofing will be essential. This will be achieved using double brick walls finished with smooth plaster or drywall with plasterboard, both incorporating **acoustic insulation** and sealed at key points with anti-resonance strips.

Interior partitions will be constructed using double hollow brick walls finished with smooth plaster, or drywall with double plasterboard panels fixed to galvanised steel profiles, with **internal insulation for enhanced comfort**.

EXTERIOR JOINERY

The exterior joinery will be of top-quality lacquered aluminium or PVC, in a colour to be determined by the Project Management, to contrast with the façade, with a thermal break and micro-ventilation system, combined with different types of openings according to design and type.

All windows and doors are double-glazed with a Climalit-type air chamber to improve the thermal efficiency of the building envelope.



The rooms have large windows that allow plenty of natural light to enter. Additionally, the bedrooms have aluminium slat blinds or roller blinds in a colour to be determined by the Project Management, to contrast with the façade.

INTERIOR JOINERY

Safety and peace of mind are top priorities: **the entrance door to your home will feature a chrome-finished security lock.**

The colour and design of the front door and the interior wooden doors will be defined by the Project Management team. The interior doors will feature protective rubber perimeter seals, as well as a micro-ventilation system and chrome handles and fittings. **Bathroom doors will also include a locking mechanism.**

The fitted and walk-in wardrobes, with doors matching the design and finish of the interior doors, will offer optimal storage with a **metal hanging rail, luggage compartments and a drawer unit for storage**, and textile lined interiors.

FLOORING

The interior flooring of the homes will consist of **SPC or laminate floating floors**, installed over an **impact-resistant sheet**. This will enhance the soundproofing, sense of well-being and visual continuity throughout the home, while conveying the warmth of a natural material. Furthermore, **two different finishes** are available, to be chosen by the owner.

The exterior flooring on the terraces will be made of **non-slip porcelain material**.

Lastly, the parking area will be paved using reinforced concrete with a polished, durable and low-maintenance finish.

INTERIOR CLADDING

In the bathrooms, vertical surfaces will feature a combination of **ceramic tiles or SPC panels on wet walls and painted finishes**, in accordance with the project design.



False ceilings will be installed using plasterboard or drywall in bathrooms, the kitchen, and other areas where installations need to be concealed and do not require access. These ceilings will be finished with smooth plastic paint in a colour to be determined by the Project Management team.

In the bathroom where the air conditioning unit is to be installed, a removable false ceiling will be installed to allow access.

The remaining internal walls will be finished using a smooth plastic paint in a colour to be determined by the Project Management team.

SANITARY WARE AND PLUMBING

The bathrooms at Isidora Living Las Mesas are designed to deliver both comfort and style. The **sanitary ware will be made of white vitrified porcelain**, the **shower trays will be made of resin** and the **baths will be made of enamel**, ensuring a contemporary design and easy maintenance. **Both bathrooms will have a screen and mixer taps with a chrome finish.**

The **bathroom furniture will be wall-mounted**, providing convenience and a modern design, with drawers and built-in double sinks in the main bathroom and single sinks in the other bathrooms, in addition to mirrors.

Meanwhile, the domestic water system will comply with all current regulations and standards. The homes will have a **main stopcock and a separate stopcock** for each wet room.

Domestic hot water will be provided by a **heat pump**, with a high-performance system ensuring comfort for domestic hot water applications.

The **pipes will be made of plastic, taking advantage of its resistance to all types of water**, its low roughness and its lower thermal conductivity compared to metals like copper.

There will also be an additional cold water outlet on the terraces.



ELECTRICITY

The electrical installation will fully comply with Spain's Low Voltage Electrotechnical Regulations. It will feature a high degree of electrification, with a full range of electrical and telecommunications outlets, as well as high-quality switch mechanisms.

The house will have **recessed spotlights in the false ceiling** and a wall lamp on the terrace. In addition, the terrace will have a waterproof socket.

SPECIAL INSTALLATIONS

Our installations are designed to **ensure that all homes have access to all available digital options** (fibre optic and coaxial cable connections), in accordance with Spain's Common Telecommunications Infrastructure Regulation. For terrestrial and satellite signal receptions, a communal antenna system will be installed.

Ventilation in the apartments will comply with the Spanish Technical Building Code (CTE), with micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.

The air conditioning is an air-to-air system with Climaver-type fibre ducts and supply and return grilles painted white.

KITCHEN

The Italian-style kitchens will be fully furnished, with spacious upper and lower cabinets, available in two different finishes and each with their respective peninsulas. The following appliances will be included: extractor hood, ceramic hob, oven, microwave, washing machine, dishwasher and refrigerator (all Bosch or similar).

The worktop and upstand will be made of porcelain or similar material, with excellent technical and performance characteristics that make them very safe, hygienic, easy to clean and maintain, and highly resistant to scratches, impacts, and abrasion. This is also a sustainable and environmentally friendly material.



COMMUNAL AREAS

Because the safety of all residents comes first, **Isidora Living Las Mesas is a fully enclosed residential complex** with controlled access gates. For access control, the building is equipped with a **video intercom system featuring a camera** at the entrance and a monitor in each home.

In addition, vehicle access to the garage will consist of an automatic gate that is opened using a remote control. The underground garage will be fitted with a **fire detection system** consisting of sensors and alarms, and a mechanical ventilation system will be activated by CO2 detectors that are connected to the alarm system. Similarly, in the garages, parking spaces will each be **prepared for the installation of an electric vehicle charging point**, enabling the future installation of vehicle charging stations (included among the optional extras). The maximum power load will be up to 7.4 kW, depending on the power contracted by the homeowner, in accordance with current regulations.

Lifts conveniently connect all levels of each building and the communal areas, ensuring full accessibility.

The communal gardens, with a tropical design, will feature automatic irrigation systems, and outdoor pathways will be lit using beacons to minimise light pollution.

Furthermore, as a health and safety measure for residents, a **defibrillator** will be installed on site, to be used in an emergency by people who have received basic training.

COMMUNAL LEISURE AREAS*

At Isidora Living Las Mesas you will enjoy an exclusive complex boasting the best amenities, designed to provide enjoyment for all residents.

For people who love water, Isidora Living Las Mesas has both indoor and outdoor facilities. On one hand, residents will be able to enjoy a magnificent outdoor swimming pool, surrounded by landscaped gardens and a sunbathing area. On the other hand, **the communal areas also include a hammam and a sauna** — the perfect places to relax and unwind, especially during the colder months of the year.

In addition, sports enthusiasts can enjoy an **indoor gym** that is fully equipped with a broad range of equipment, so you can keep fit all year round.



Furthermore, this development also has a fully furnished **Living Area** with integrated kitchen. This is a highly versatile space that can be used as a fine dining room to enjoy with friends or family, or even as a co-working space for remote work.

In addition, on the top floor you can enjoy a fantastic **rooftop with an outdoor barbecue area** that has a terrace space where you can install tables and chairs, as well as a **sunbathing area with a heated jacuzzi**.

*Decoration of communal areas not included.

LasMesasApp

IsidoraApp is a unique and powerful management and control tool, offering a wide range of services that all homeowners can enjoy from the moment they reserve their new property.

Throughout the purchase process, you will be able to easily access all **essential documentation related to your home**, including building plans, manuals, and more. Furthermore, its benefits do not end with the handover of the keys. Once installed, the app allows you to make reservations at nearby restaurants, golf courses, car rentals, and more, and also book Isidora Living Las Mesas's communal facilities such as the Living Area, gym, sauna, etc.

Isidora Living Las Mesas Bespoke

Shape your dream.

Our options catalogue is available for anyone who wants to customise their home to suit their needs and tastes.



For this purpose, we offer a carefully selected **range of materials and finishes to choose from**, even covering the installation of elements on terraces or in parking areas.

Here are just some of the choices available:

- Combination of kitchen finishes (at no additional cost).
- Colour change for the laminate wood flooring (at no additional cost).
- Changing the flooring to porcelain stoneware tiles.
- Underfloor heating in bathrooms.
- Recessed taps.
- Wall-mounted toilet.
- Mini-pool for penthouses and ground-floor apartments.
- Electric vehicle charging point.

*Optional features are not included in the price of the property.



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