

QUALITY SPECIFICATIONS

Common Elements

Structure and Foundation

The structure of your new home will be reinforced concrete - calculated according to current regulations and the Technical Building Code.

The foundation will be designed according to the conclusions of the Geotechnical Study.

Facade and Roof

The facades have been designed with state-of-the-art materials achieving an attractive and modern image. The decorative finishes will combine thermal performance with the most avant-garde design, adapting to the needs of the 21st century.

The facade will have thermal and acoustic insulation, while the interior of the house will be made with dry partitioning and thermal insulation, which will result in significant savings.

The roofs have been designed according to their intended use, with thermal insulation and waterproofing membrane ensuring their watertightness against leaks and dampness so that they are completely watertight.

Access and Interior Urbanization

The communal areas will be meticulously maintained. The floors of the outdoor common areas will be finished in ceramic tile or cobblestone depending on the area.

Technology will also be present through LED lighting, which at the end of the month will result in significant energy savings that will optimize the use of resources and consumption.

The project will include:

- Landscaped areas with careful landscaping and low water consumption.
- Concierge and surveillance cameras.
- Infinity pool, facing the ocean and La Gomera, with a water surface of more than 1,400 sq.m. and will be surrounded by a large solarium for the enjoyment of the residents.
- Wellness space that will include a second relaxation infinity pool on the roof, as well as a concierge, a large gym equipped with cardio and weight machines, changing rooms, a thermal space with sauna and steam bath and a dynamic pool with jacuzzi, body jets and massage fountain for lumbar and cervical area.

Community Garage

The entrance and exit doors of the garages will be automatic, with anti-crushing safety device and remote control.

The community garage will be finished with continuous pavements and paint on vertical walls and ceilings. The parking spaces will be large enough to park your vehicle with total comfort.

It will have storage rooms that will include a light point.

Homes

Lobby, Living Room, Hallway and Bedrooms

Large format porcelain tile flooring (90 x 90 cm) in ivory tone. The flooring will be finished with a skirting board with a white lacquered finish to match the interior carpentry in all the main rooms and distributors to create a completely integrated atmosphere throughout the house.

The walls will be finished with smooth plastic paint in a light color. A false ceiling of laminated plasterboard will be installed throughout the house.

Kitchen

Porcelain tile flooring unified with the rest of the house and skirting board finished lacquered in the areas required, with vertical walls finished in smooth plastic paint on anti-humidity laminated plasterboard.

It will have a false ceiling of laminated plaster panel with smooth plastic paint.

It will be delivered furnished with a modern design of high capacity upper and lower cabinets.

In addition, it will include the following equipment:

- Induction hob
- Recirculating extractor hood or filtering group
- Electric oven and microwave integrated in column
- Countertop and countertop front in high pressure laminate
- Sink with single-lever faucet
- Dishwasher
- Refrigerator

Select Service

- Choose from three types of environment according to your tastes
- Choose from some distribution variants
- Increase your comfort with security devices and technology
- Choose the finishes of the furniture and kitchen countertop
- Complete the furnishing and equipment of your kitchen
- Complete the private pool with accessories

Bathrooms

The walls of the main bathrooms will be anti-humidity laminated plasterboard and will be tiled in top quality stoneware. The ceilings of the bathrooms will be anti-humidity laminated plasterboard finished in plastic paint.

The main bathroom will have a double sink ceramic sink with single-lever faucet and suspended cabinet. The toilet will be compact and suspended with a hidden cistern system to contribute design to the set.

Most of the main bathrooms will have a bathtub and shower. The shower will have a continuous floor with the rest of the room.

The secondary bathrooms have also been meticulously cared for, with their walls fully tiled with stoneware. The wall-mounted sinks will have an integrated cabinet and a resin shower tray will be installed. The toilets will be compact with a white finish and will give the room a modern look.

All bathrooms will consist of white sanitary ware with a modern design and single-lever faucets in sinks and thermostatic in showers and bathtubs, chrome finish. In addition, they will have a glass screen in bathtub or shower tray and mirrors.

Terraces and/or Private Gardens

On the ground floors, the terrace leading to the garden will have a water outlet and a system for water evacuation. It will also include lighting and a power outlet.

The landscaped areas will have perimeter drainage and pre-installation of irrigation and will be delivered with topsoil.

The terraces of the upper floors will have a water evacuation system. In addition, those on the top floor will also have a faucet.

For maximum safety, these outdoor spaces will be paved with top quality non-slip stoneware continuing from the interior flooring of the house and will contain a skirting board of the same material in the areas required.

Most of the homes on the ground floor and on the top floor will have private pools.

Interior Partitions and Insulations

The dry partitioning used will be very useful because it will minimize chases and eliminate acoustic bridges by running the installations through the intermediate space that will remain between the partitions. In addition, it will achieve an optimal exterior finish for the application of smooth paint. Interior divisions between rooms: executed with dry partitioning, achieving high levels of thermal and acoustic insulation.

Divisions between homes: executed with hollow concrete block finished on both sides by linings.

Interior Carpentry

The entrance door to the house will be armored with a white lacquered finish towards the interior of the house. It will be equipped with an optical peephole.

The interior doors of the house will be with a white lacquered finish and matte stainless steel handles, giving the house an elegant and modern look. In general, they will be hinged, except in those cases where it is advisable to put them sliding to improve the use of the room they give access to.

Wardrobes with hinged doors making the most of the space with a white lacquered finish to match the rest of the carpentry. The interior will be modular type, with hanging bar, shelf and drawer unit.

Exterior Carpentry and Glass

The set of exterior carpentry and glazing will ensure compliance with the Technical Building Code, specifically the Basic Document of Energy Saving and Noise Protection, increasing the level of comfort within the house.

Carpentry with aluminum profile with thermal bridge break combining with different types of opening according to location.

Double glazing with air chamber in tilt-and-turn carpentry and with double glass and argon chamber in sliding doors.

Blinds: motorized blinds in living room and bedrooms facing the main facade and adjustable slats in bedrooms located on the rear facade.

Stairs and Floor Lobbies and Private Elevator

The stairs and floor lobbies will be finished in porcelain tile with skirting board to match the flooring and plastic paint on walls.

Installations

Plumbing and Sanitation

The house will have a general shut-off valve and independent shut-off valves in each wet room. The plumbing installation will include water outlets for each sanitary appliance in bathrooms and kitchen for appliances.

The production of hot water for all the homes in the development will be carried out by means of an aerothermal system of maximum energy efficiency.

Each of the sanitary appliances in the house will be connected to the sanitation network, with PVC downpipes running through the chambers next to the house.

Heating/Air Conditioning

The house will have ducted air conditioning installation.

Electricity/Telecommunications

The house will have the provision of electrical and telecommunications outlets required by regulations. You will have telephone and TV/FM outlets in the living room, kitchen and bedrooms.

The lighting in the house and in the common areas will be carried out with equipment with LED technology.

The light points will be in the false ceiling of the house and the interior lighting of the recessed light points will be made with LED technology luminaires. The rest of the spaces will have light points according to the Low Voltage Electrotechnical Regulations.

The exterior lighting will be by means of wall lights or beacons with LED module, while in the access porch and covered terraces recessed ceiling luminaire and/or wall light will be placed.

In addition, you will have a video intercom and the garage will have pre-installation for electric vehicle charging.

Ventilation

The house will incorporate a ventilation system to guarantee the healthiness of the indoor air and compliance with the Technical Building Code.

You will not need to open the windows to ventilate, which will result in significant energy savings and reduce the noise that enters your house. By filtering the outside air you will prevent harmful or polluting particles from entering your house.