

## **APARTMENTS VALENTINA**

### **TECHNICAL SPECIFICATIONS**

#### **STRUCTURE**

- Reinforced concrete foundations.
- Reinforced concrete structure columns and floor slabs.

Guarantee for 10 years of the material damages that can be caused in the building or defects that affect the structure by means of insurance (seguro decenal)

#### **ROOFING, TERRACES AND SOLARIUM**

- Roof terrace tiled finish made of ceramic anti-slip tiles of first quality.
- Thermal insulation with extruded polystyrene panels 6cm thick

#### **EXTERIOR WALL – FAÇADE**

- Exterior façade starting from the inside: 7 cm ceramic brick plastered on the interior, extruded polystyrene thermal insulation of 6 cm and high density brick of 9 cm. Plastered finish 1.5 cm and partial tile finish.

#### **INTERIOR WALLS**

- Internal partition of 7 cm double hollow brick, with projected plaster or tiles.
- Separation walls with sound-absorbing geroblock 52dba

#### **INTERIOR WALL AND CEILING FINISHES**

- First quality ceramic tiles according to pilot house
- Smooth plastic paint finish in matt white or similar
- Bedrooms smooth suspended ceiling with double layer matt paint, rest direct finished ceiling.

#### **JOINERY**

- Exterior joinery made of anodized aluminum with oscillating swing opening or sliding according to design, guaranteeing the appropriate insulation by thermal bridge system
- All bedrooms with motorized blinds.
- Interior joinery composed of smooth MDF doors lacquered in black matt. Dressing rooms / wardrobes in all bedrooms, with shelves or trays and hanging bar as per show house.
- Security entrance door with three-point lock.

## **FLOORING**

- Inside flooring of industrial concrete treated with wax.
- Terrace floors same as inside.
- Floors with 40 cm extruded polystyrene insulation and 1 cm sound insulation.

## **GLAZING**

- Double glazing type : SELECT laminated 4+4/12/4+4, total 28 mm.

## **KITCHEN**

- Ceiling high built-in furniture, all lacquered black mat according to pilot house.
- Silestone or similar countertop with recessed sink
- Appliances Balay or similar : 4-burner ceramic hob and hood
- Soft close drawers

## **SANITARY EQUIPMENT AND TAPS**

- Porcelain toilets in ROCA brand or similar with toilet seats.
- Suspended hanging bathroom furniture with built-in sinks and mirrors with indirect lighting.
- Top-quality black single-handle faucet similar as show house.
- Security and stainless-steel shower screens (as in show house)
- Shower faucet.

## **ELECTRICITY**

- Electrical installation according to local normative and regulation.
- Switch mechanism and sockets. Brand: Niessen Zenit or similar.
- LED lighting throughout the apartment.
- Television sockets in living room and bedrooms
- Data connections in living room and bedrooms.

## **INSTALIATIONS**

- Pre-installation for airconditioning
- Hot water production with energy-efficient boiler 110 liters (heat pump)
- Intercom with receiver at the front door.
- National television reception and provision for optical fiber.

## **OTHERS**

- 2 or 3 bathrooms
- 2 of 3 bedrooms
- Post box built right next to the main access.

## **URBANIZATION**

- Common outdoor pool 3 x 8 and fitness and sauna on the roof terrace
- Common relaxation zone / terrace incl bbq
- Common elevator
- Optional indoor parking and storage

*NOTE: The developer reserves the right to carry out the necessary modifications during the execution of the work, due to technical, legal or commercial requirements, without this affecting the overall level of quality*