

Foundations and structure

- Foundations and structure in reinforced concrete, adjusted to the current legislation and TBC.

Façades and roofs

- 1/2 foot solid brick factory wall facade with waterproof and breathable mortar rendering painted with white acrylic paint, with an interior thermo-acoustic insulation layer, air chamber and self-supporting plasterboard partitioning with mineral wool blanket insulation.
- Passable flat coverings and terraces with porcelain stone flooring for outside areas, thermal insulation, and dual-layer waterproofing.
- Non-passable flat coverings with a gravel protection layer, thermal isolation and dual layer waterproofing.

Indoor woodwork

- Armoured security access door to the property with lacquered wood veneer, safety lock and peephole.
- Inside wooden doors with lacquered wood finish and steel feature handles.
- Block-style modular fitted wardrobes, with lacquer-finished wooden doors and interior cladding.

Electrical wiring

- It will be installed according to the Low Voltage Electro-Technical Regulation with protection elements on instrument panels and different independent circuits, depending on the degree of electrification.
- The properties will have a telecommunications facility installed according to the Common Telecommunications Infrastructure Regulation.
- A communal RTV antenna will be installed, diverting the signal to each property as per the law. Telephone and television sockets will be installed in the dining/living area, kitchen and bedrooms.

Partitioning

- Laminated plaster plate self-supporting interior partitioning with mineral wool insulation.
- The separation between properties and communal areas will be with a double self-supporting laminate plaster plate partition with metal profile structures, a laminate plaster plate core with an interior metal safety veneer, and dual-layer insulation with an inner-filling decent thickness mineral wool blanket.

Outdoor woodwork

- Lacquered aluminium woodwork with thermal break.
- Climalit-style double glazing made up of colourless glass and an air chamber, depending on the project.
- Aluminium slat rolling shutters with a housing box in the same colour as the woodwork with manual activation.

Flooring

- Porcelain stone tile flooring throughout the property.
- Anti-slip stone tiles will be laid on the terraces.
- The flooring in the garage will be floating concrete, in a natural colour with a quartz dust finish.

Tiling and coating

- Large porcelain stone tiles will be laid in the bathrooms.

Toilets

- White glazed porcelain toilets with mixer taps.
- A shower tray in the main bathroom with a shower column, and a bath in the second bathroom, with thermostatic taps.

Ceilings

- The ceilings will be made of laminated plasterboard with a plastic paint finish in the kitchen, hallways and bathrooms, with an access log in the bathrooms for maintenance of the air conditioning unit, and plaster trim finished in plastic paint in the bedrooms and living room.

Kitchen

- The kitchens will have high and low cabinets with integrated handles.
- The kitchen worktop and length using synthetic mineral fittings and Silestone-type resins or similar, stainless steel sink under the worktop and mixer tap with rotating handle.
- Telescopic hood, oven, micro-wave and ceramic hob.

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Domestic hot water

- Thermal-accumulator for domestic hot water with an energy saving system through an aerothermal machine.

Air conditioning

- Individual hot-cold heating/conditioning system distributed via a network of air pipes in a false ceiling and air supply grills in the living room and bedrooms, via a high-efficiency aerothermal heat pump apparatus, with an outside unit on the building's roof. The properties will also have a digitally programmed thermostat.

Energy rating

- Energy rating B

Painting

- Inside the properties, the walls and ceilings with smooth plastic paint, including in the kitchens.
- In the parking area, marked parking spaces and specific signal paint.

Lift

- A lift with automatic lacquered and stainless steel doors on all floors.

Communal areas and the estate

- Communal area gates welded and covered with top-quality materials
- Remote controlled garage door.
- Pre-installation for charging electric vehicles in the garage.
- Landscaped areas and communal swimming pool with views over the golf course.
- Automatic video intercom at the entrance to the residential complex and in porches.

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