

BUILDING SPECIFICATIONS

****FOUNDATION****

The foundation system consists of isolated footings, interconnected with purlins on the first floor to enhance seismic resistance, based on the findings of the geotechnical study.

****STRUCTURE****

Dwellings feature a structural framework comprising pillars, with waffle slabs made of lost blocks and solid slabs in porches and terraces. Interior stairs are constructed with reinforced concrete slabs, all meeting current regulatory standards. Additionally, a grounding network is included.

****ROOF****

The roof is flat and walkable in the solarium area, with slopes formed by lightweight aggregate concrete. It incorporates thermal and acoustic insulation using rigid extruded polystyrene panels, waterproofing with PN-7 bi-layer membrane, and imitation wood tile flooring finished with low-shrinkage cement mortar suitable for outdoor use.

****FACADES****

The facade comprises brick with thermal insulation, coated with single-layer mortar.

****PARTITION WALLS****

Interior partitions are constructed using double plasterboard.

****EXTERIOR CARPENTRY****

First-quality PVC exterior carpentry features standardized profiles, thermal bridge break, and double glazing with Climalit type chamber. Motorized blinds are also included.

****KITCHEN FURNITURE****

The kitchen boasts a design with hidden handles, porcelain worktop, and stainless steel sink with mixer taps.

****BATHROOMS****

Designer bathroom fittings in white color from a leading brand are installed, along with mixer taps, shower columns, large format shower trays, countertop washbasins, and suspended bathroom furniture.

****INTERIOR CARPENTRY****

Armored front doors and white lacquered interior doors are included. Closets are lined with textile, and doors are made of lacquered wood DM in white.

****PAVEMENTS AND COATINGS****

High-quality wood-colored porcelain stoneware flooring is used throughout the house. Vertical walls in bathrooms feature porcelain stoneware, while those in the house have smooth white matte plastic paint. False ceilings are installed throughout.

****EXTERIOR PAVEMENTS****

Porches and terraces are paved with non-slip stoneware in the same color as the rest of the house. The interior of the community garage is finished with printed concrete or asphalt.

****AIR CONDITIONING AND COMFORT****

Pre-installation of ducted air conditioning is provided, along with aerothermal installation for hot water production and mechanical ventilation.

****ELECTRICITY AND TELECOMMUNICATIONS****

Electrical installation is compliant with REBT, featuring high-end mechanisms. Exterior lighting consists of LED luminaires, and telecommunications installation complies with current regulations, providing access to internet and cable TV services.

****SECURITY AND HOME AUTOMATION****

Security features include video intercom and surveillance via cameras in accesses, garages, and common areas.

****EXTRAS****

Extras include underfloor heating installation in bathrooms, a power socket for electric car recharging in the communal garage, air conditioning, electrical appliances package, Jacuzzi, home automation, interior lighting package, lamps, and furniture pack.