

Material quality

"The Reference"

Quality in every detail

□ Specifications

□□ 1. Structure & Foundations

- **Foundations:** Built according to a professional geotechnical study and in full compliance with current UK and EU building regulations
- **Structure:** Reinforced concrete frame with bidirectional waffle slab. Earthquakeresistant design. External technical supervision and 10-year structural warranty included



2. Roofs

- **Walkable solarium areas:** Inverted flat roof system with thermal/acoustic insulation, waterproofing, and non-slip porcelain tile paving
- **Technical areas:** Non-walkable flat roof with gravel finish



3. Façade & External Walls

- External cavity wall system with thermal EPS insulation, ceramic brickwork and continuous plaster or porcelain cladding finish
- **Terrace railings:** Safety glass integrated with concealed structural steel profiles



4. Internal Layout

- **Partitions:** Interior brick walls (7 cm thick) for superior durability and acoustic performance
- **Ceilings:** Suspended plasterboard ceilings (fixed and removable in bathrooms) to conceal installations
- **Finishes:** Smooth washable plastic paint. Ceilings in white, walls in soft neutral tones (RAL 9003/9010)



5. Joinery

- **Exterior:** High-quality aluminium frames with thermal break, tilt-and-turn or sliding windows, motorised aluminium shutters, double-glazing with low-emissivity glass
- **Interior:**
 - Security front door with steel core and multi-point locking system
 - Smooth white lacquered interior doors
 - Built-in wardrobes with hinged doors in selected bedrooms



6. Utilities & Installations

- **Plumbing:** High-durability PPR pipes for indoor water supply, PVC drainage. Each flat has an individual water meter
- **Hot Water:** Domestic hot water via aerothermal system (110–180L unit)
- **Electrical:**
 - Full electrical installation with NIESSEN ZENIT or similar premium fittings
 - TV, FM and data points in all bedrooms and living room
 - Fibre-optic ready
- **Air Conditioning:** Pre-installed ducted system (connections and drainage included)

- **Video Intercom:** Colour monitor and hands-free system in each flat
- **Energy Rating:** Certified A-rated energy performance



□7. Bathrooms

- **Sanitaryware:** ROCA GAP or similar top-quality brand
Taps: TEKA Formentera single-lever mixer taps or similar
- **Extras:**
 - Shower screens included
 - Electric underfloor heating in bathrooms



8. Communal Areas & Extras

- **Heated communal pool** with glass front, mosaic tiling, saline electrolysis system, and outdoor shower
- **Kitchen counters:** Compact quartz surfaces (Silestone or similar) with integrated sink
- **Private Solarium** (for penthouses): Includes water and

electricity points

- **Storage rooms:** Optional purchase – available on basement and 6th floor levels



9. Building Regulations & Compliance

- Full compliance with the UK and Spanish equivalents of the **Technical Building Code**, regarding:
 - Acoustic and thermal insulation
 - Fire safety
 - Telecommunications infrastructure



10. Developer's Disclaimer

The developer reserves the right to make changes during construction due to technical, legal, or supply-related reasons, provided that overall quality is not compromised