

apartments

EUROPEAN PROPERTY AWARDS DEVELOPMENT

ROLLS-ROYCE MOTOR CARS AUTHORIZED DEALER PLAZA 002

BEST MIXED USE DEVELOPMENT SPAIN

Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA

2021-2022

EUROPEAN PROPERTY AWARDS DEVELOPMENT

LAUFEN

BEST MIXED USE DEVELOPMENT SPAIN

Santa Rosalia Lake and Life Resort by Jose Diaz Garcia S.A.

2022-2023

EUROPEAN PROPERTY AWARDS DEVELOPMENT

LAUFEN

BEST MIXED USE DEVELOPMENT SPAIN

Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA

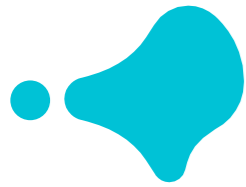
2023-2024



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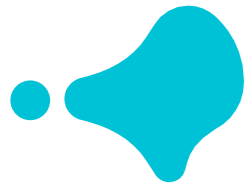


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Santa Rosalía
lake and life resort

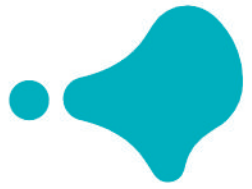
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Santa Rosalía

lake and life resort

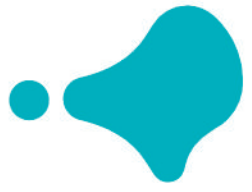
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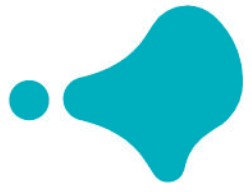
lake and life resort

Planta Baja

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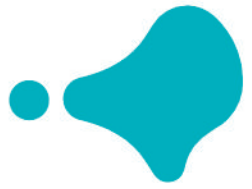
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Planta Primera

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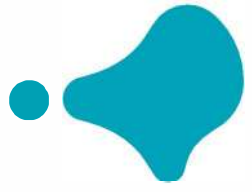
Santa Rosalía lake and life resort Planta Segunda



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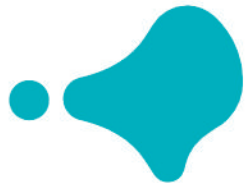
Santa Rosalía lake and life resort Planta Tercera



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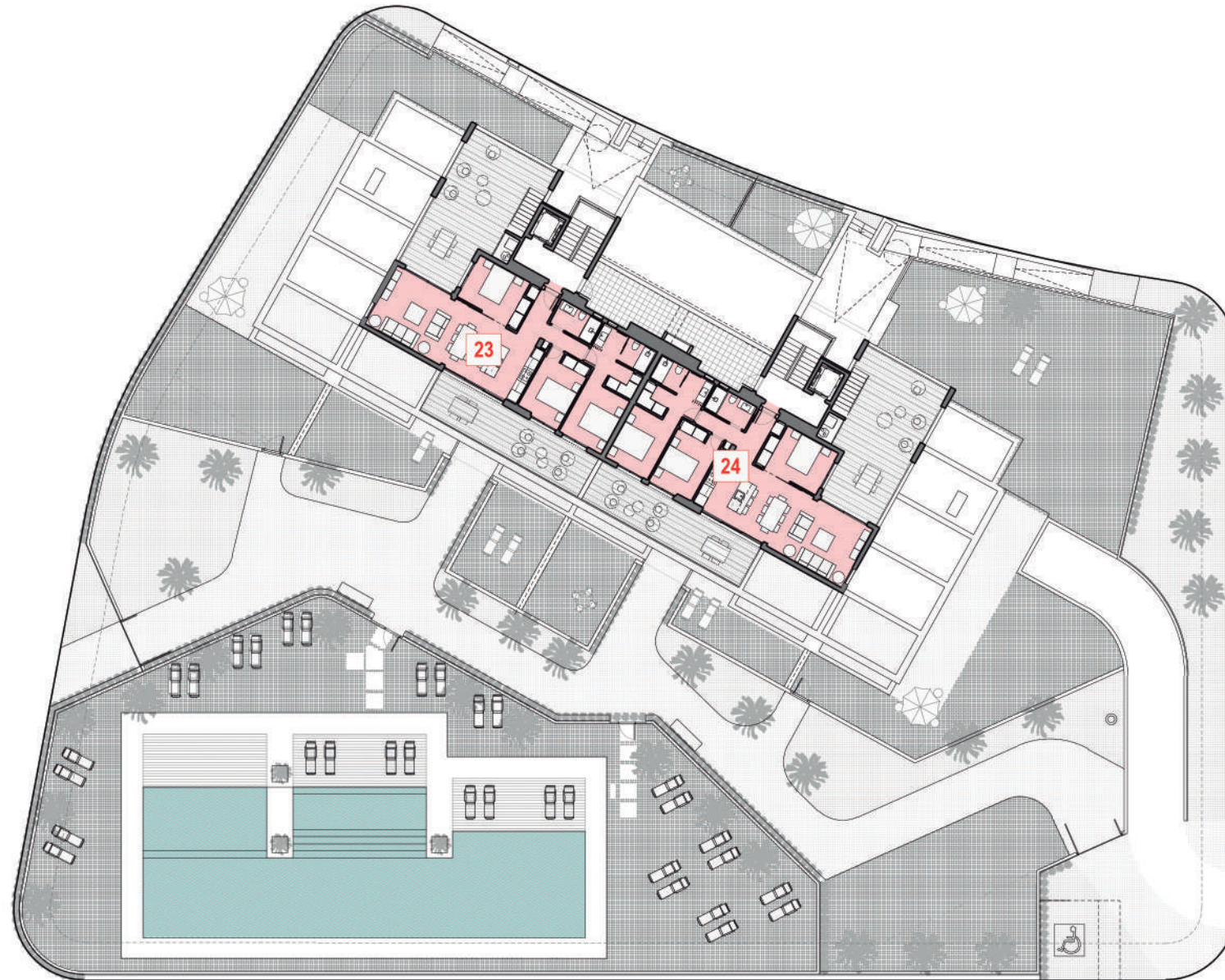


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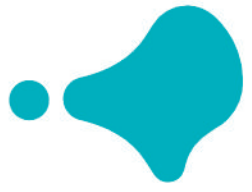
Santa Rosalía
lake and life resort
Planta Ático



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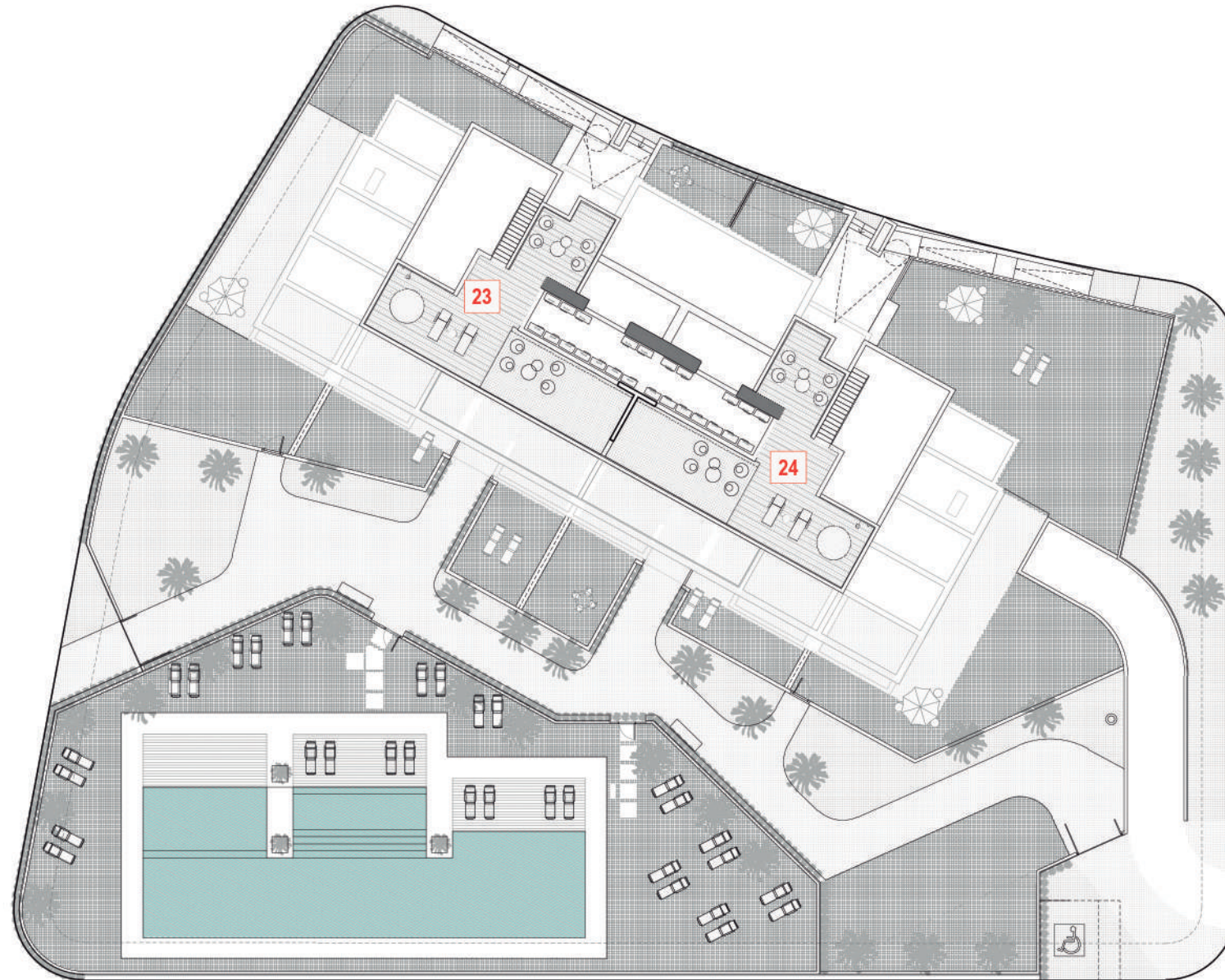


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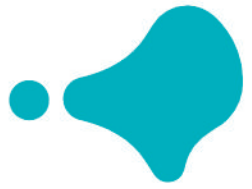
Santa Rosalía
lake and life resort
Planta Cubierta



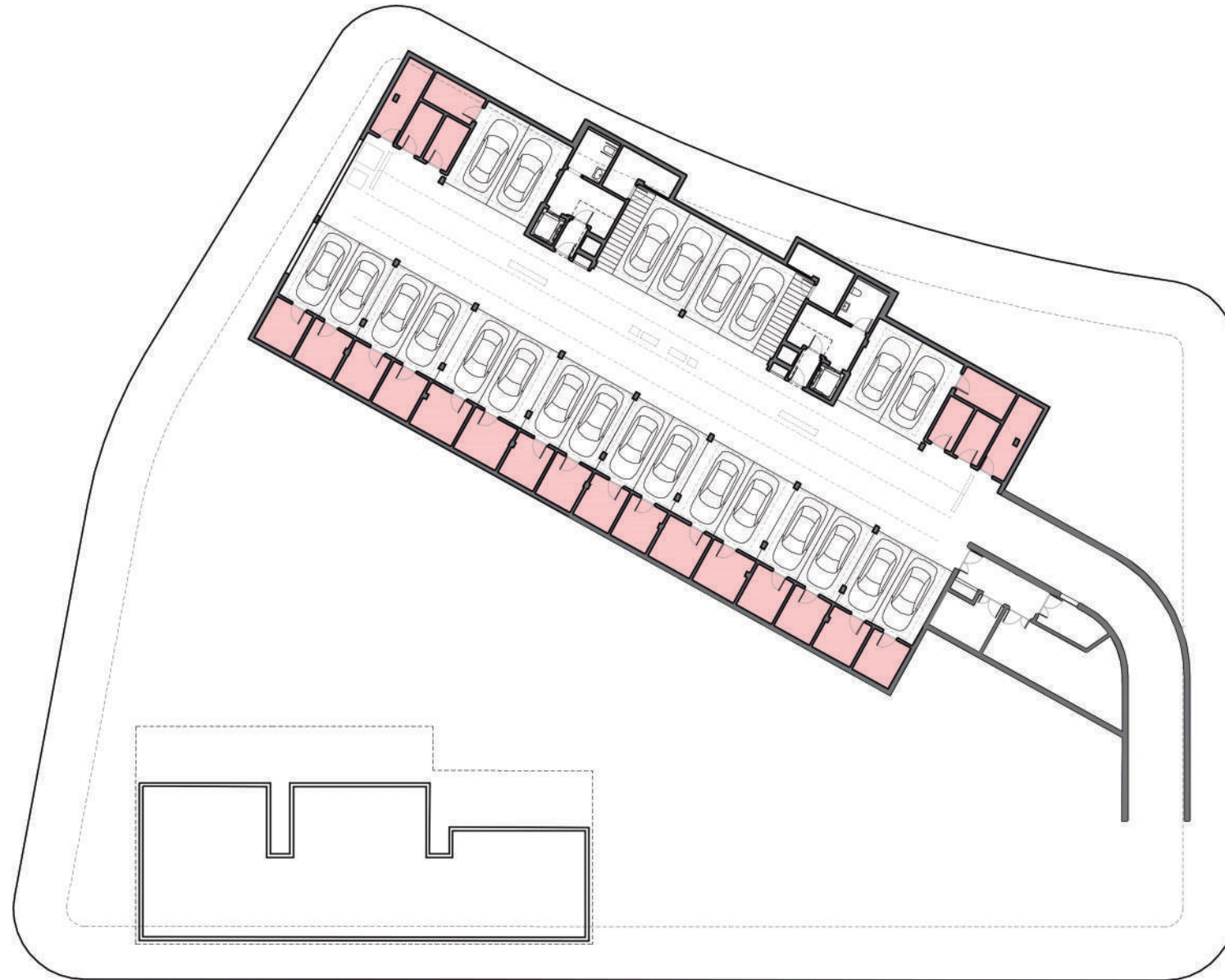
This artistic impressions are for illustration purposes only. It is not meant to be an exact rendition and maybe modified due to technical, legal or comercial reasons. The furniture, pergolas and appliances shown are purely decorative and are not included.



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Santa Rosalía
lake and life resort
Planta Sótano

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1A housing

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1A housing

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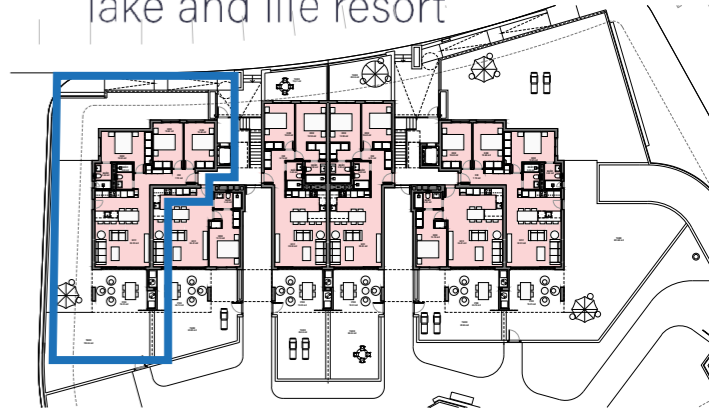


1A housing

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SUPERFICIES

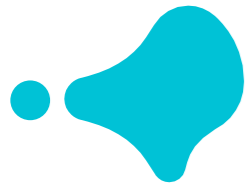
APARTAMENTO	
Vivienda nº	1
Tipo	0A
Bloque	1
Sup. construida	
Interior vivienda	93,18 m ²
Zonas comunes	10,33 m ²
TOTAL INTERIOR	103,51 m²
Porche	19,35 m ²
Terraza 1	153,04 m ²
Terraza 2	-
TOTAL EXTERIOR	172,39 m²
SUPERFICIE TOTAL	275,90 m²



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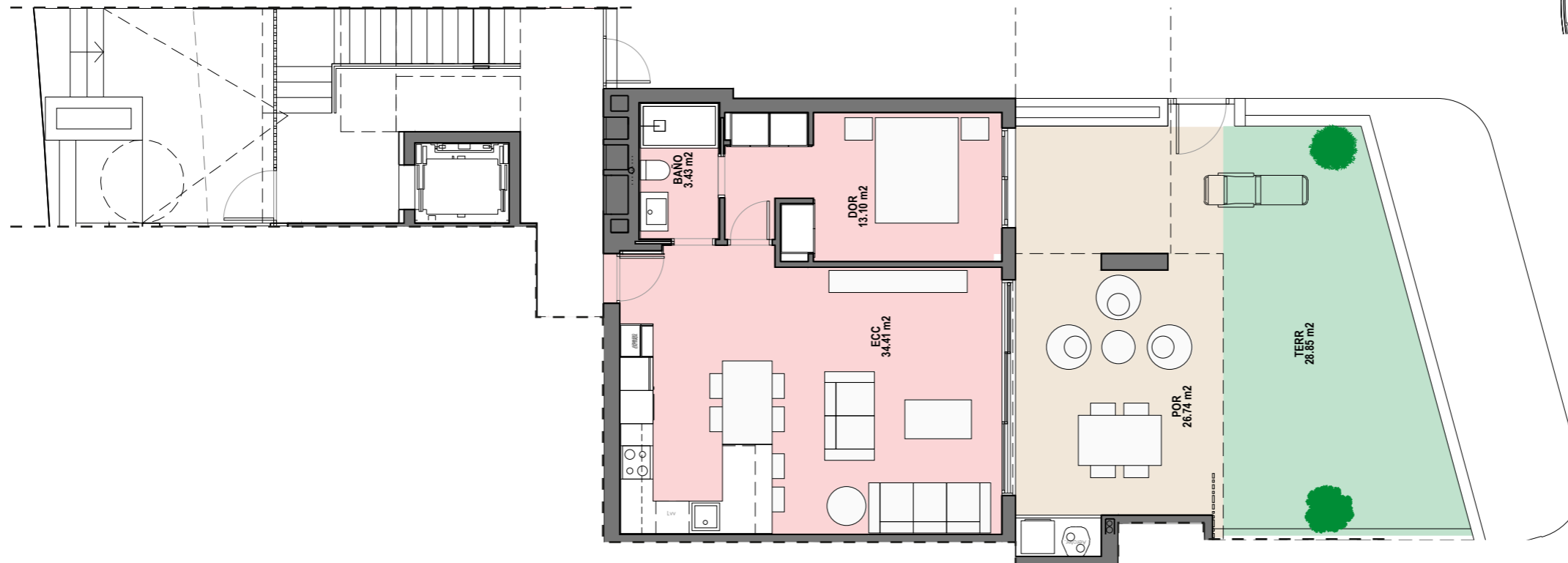
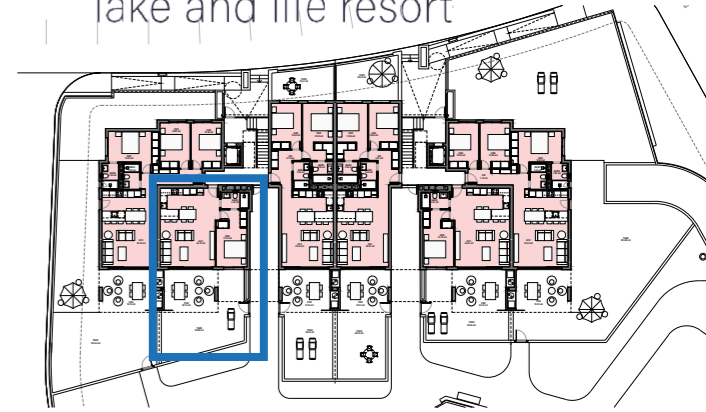


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SUPERFICIES

APARTAMENTO	Vivienda nº	2
	Tipo	0B
	Bloque	1

	Sup. construida	
Interior vivienda	57,30 m²	
Zonas comunes	7,72 m²	
TOTAL INTERIOR	65,02 m²	

Porche	26,74 m²
Terraza 1	28,85 m²
Terraza 2	-
TOTAL EXTERIOR	55,59 m²

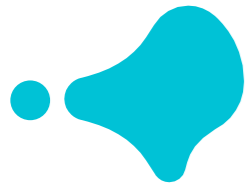
SUPERFICIE TOTAL	120,61 m²
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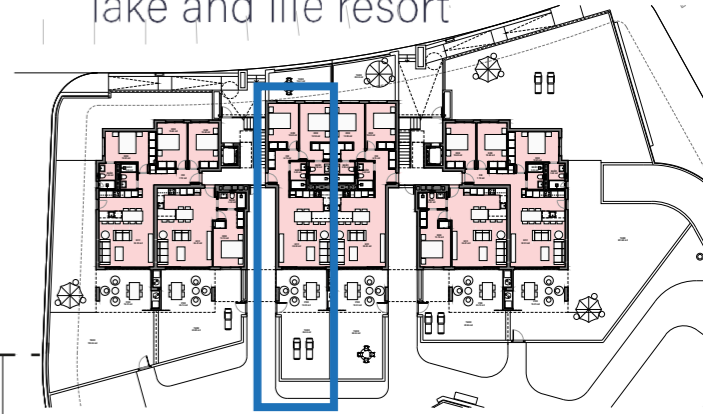


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SUPERFICIES

APARTAMENTO	Vivienda nº	3
	Tipo	0C
	Bloque	1

	Sup. construida	
Interior vivienda	77,66 m²	
Zonas comunes	8,82 m²	
TOTAL INTERIOR	86,48 m²	

Porche	18,33 m²
Terraza 1	26,04 m²
Terraza 2	15,61 m²
TOTAL EXTERIOR	59,98 m²

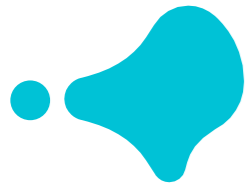
SUPERFICIE TOTAL 146,46 m²



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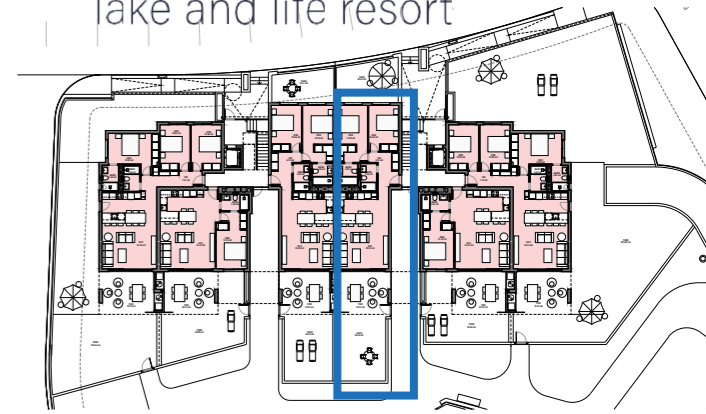


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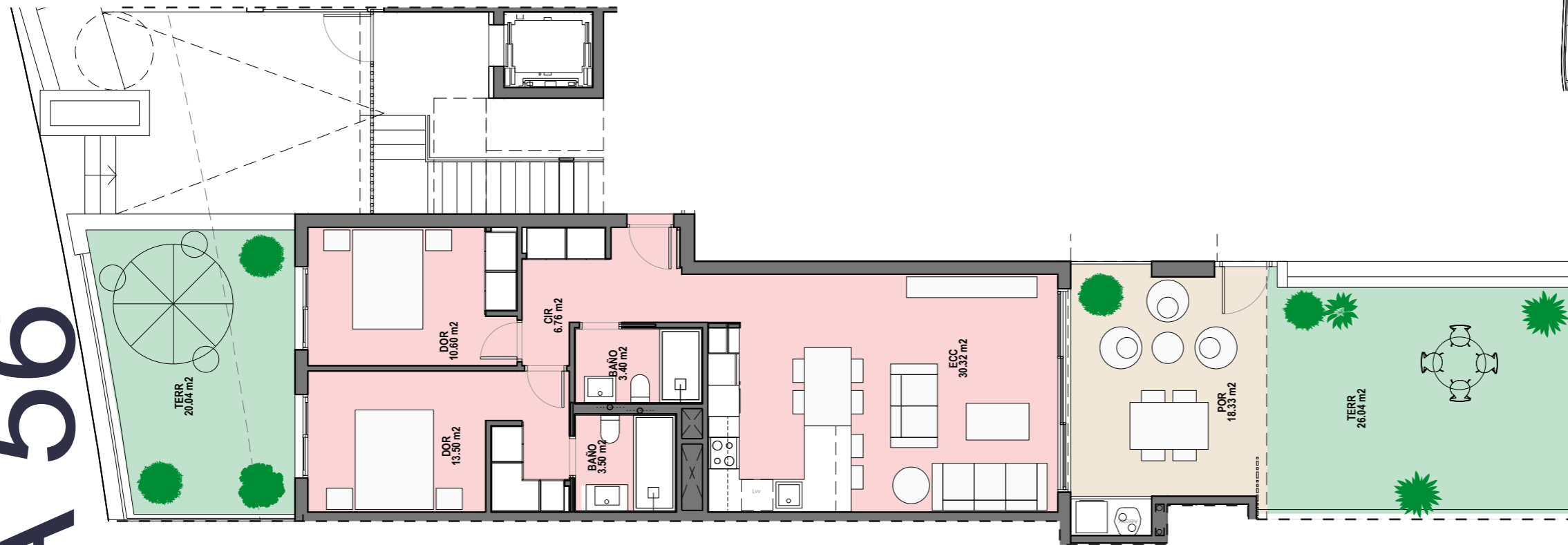


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SUPERFICIES

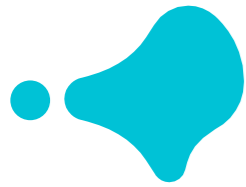
APARTAMENTO	
Vivienda nº	4
Tipo	0D
Bloque	1
Sup. construida	
Interior vivienda	77,66 m²
Zonas comunes	8,82 m²
TOTAL INTERIOR	86,48 m²
Porche	
	18,33 m²
Terraza 1	
	26,04 m²
Terraza 2	
	20,04 m²
TOTAL EXTERIOR	64,41 m²
SUPERFICIE TOTAL	150,89 m²



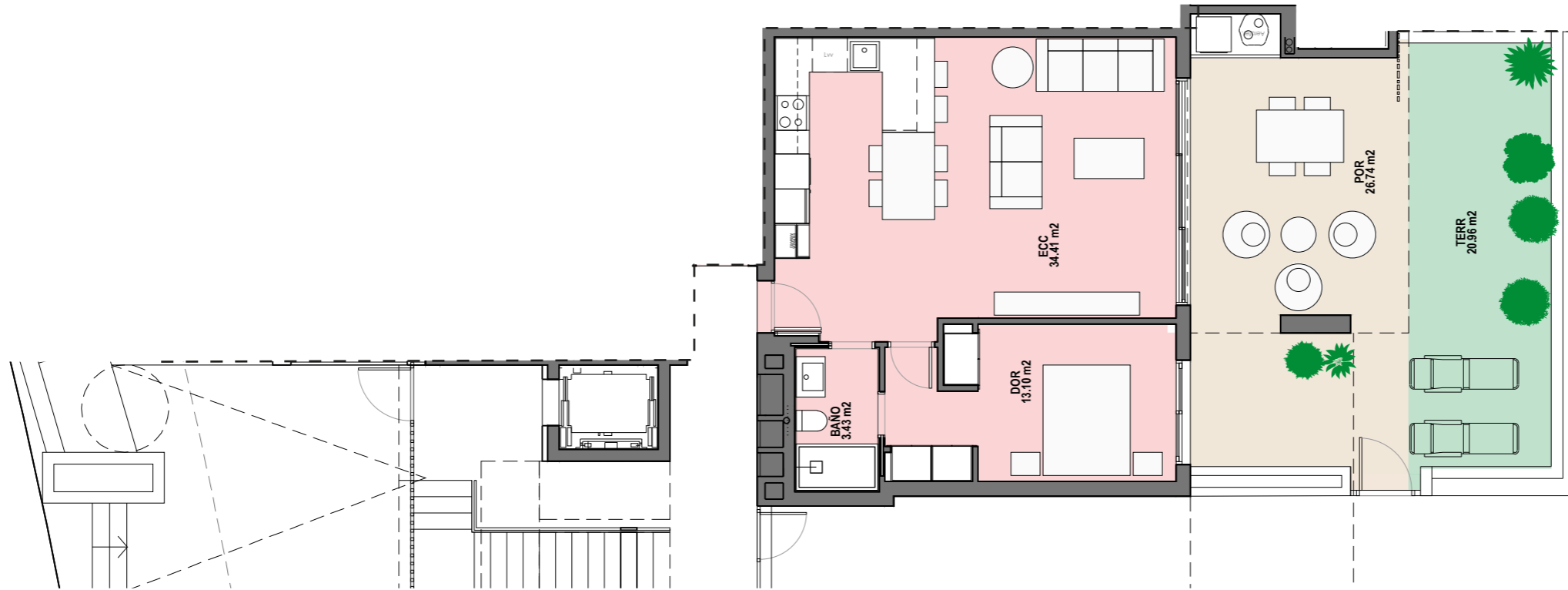
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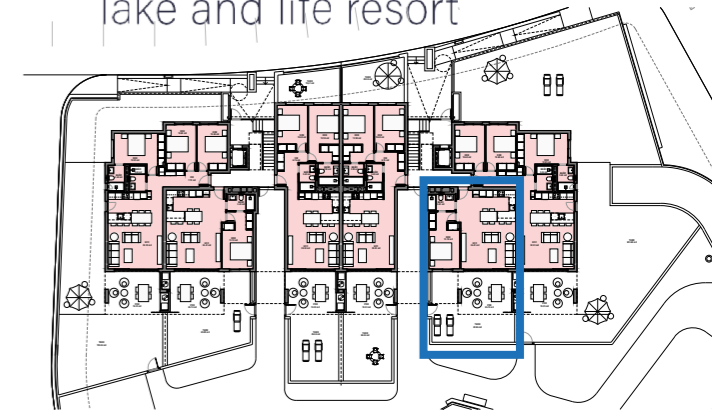
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Santa Rosalía lake and life resort



SUPERFICIES

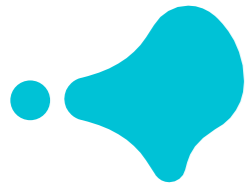
APARTAMENTO	
Vivienda nº	5
Tipo	0E
Bloque	1
Sup. construida	
Interior vivienda	57,30 m ²
Zonas comunes	7,72 m ²
TOTAL INTERIOR	65,02 m²
Porche	
	26,74 m ²
Terraza 1	
	20,96 m ²
Terraza 2	
	-
TOTAL EXTERIOR	47,70 m²
SUPERFICIE TOTAL	112,72 m²



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SUPERFICIES

APARTAMENTO	Vivienda nº	6
	Tipo	0F
	Bloque	1

	Sup. construida	
Interior vivienda	93,18 m²	
Zonas comunes	10,33 m²	
TOTAL INTERIOR	103,51 m²	

Porche	19,35 m²
Terraza 1	203,60 m²
Terraza 2	-
TOTAL EXTERIOR	222,95 m²

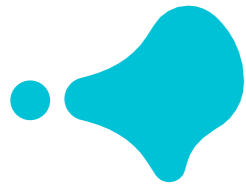
SUPERFICIE TOTAL	326,46 m²
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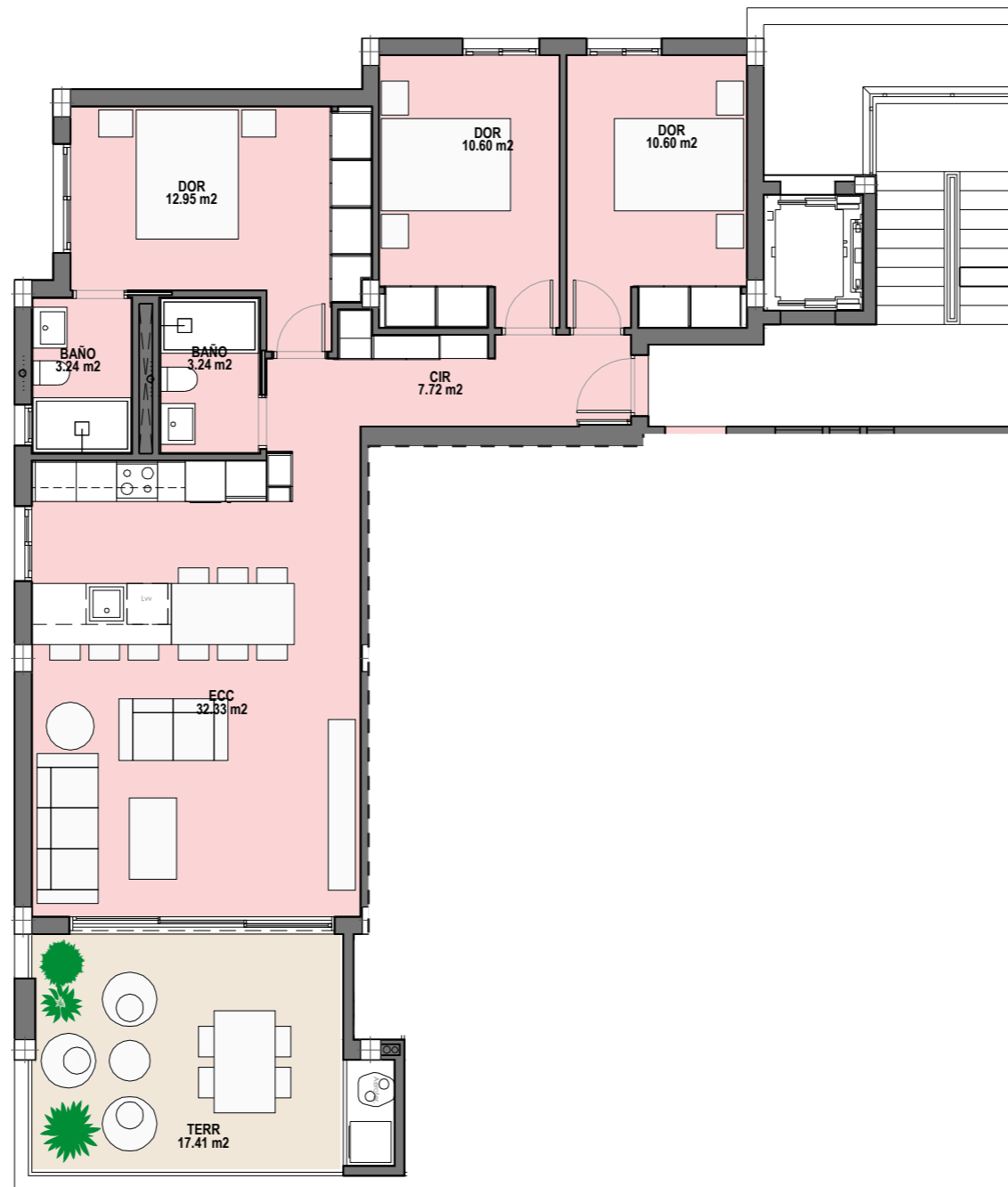
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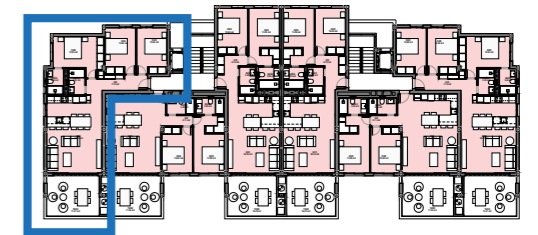
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	7
	Tipo	1A
	Bloque	1

	Sup. construida
Interior vivienda	93,18 m ²
Zonas comunes	10,33 m ²
TOTAL INTERIOR	103,51 m²

Porche	19,35 m ²
TOTAL EXTERIOR	19,35 m²

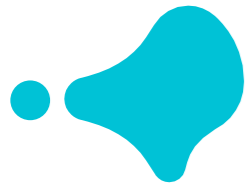
SUPERFICIE TOTAL	122,86 m²
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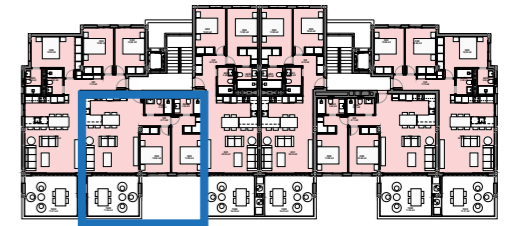


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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	8
	Tipo	1B
	Bloque	1

	Sup. construida	
Interior vivienda	76,96 m ²	
Zonas comunes	8,85 m ²	
TOTAL INTERIOR	85,81 m²	

Porche	19,35 m ²
TOTAL EXTERIOR	19,35 m²

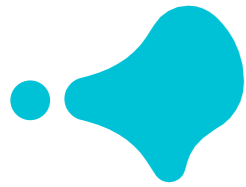
SUPERFICIE TOTAL	105,16 m²
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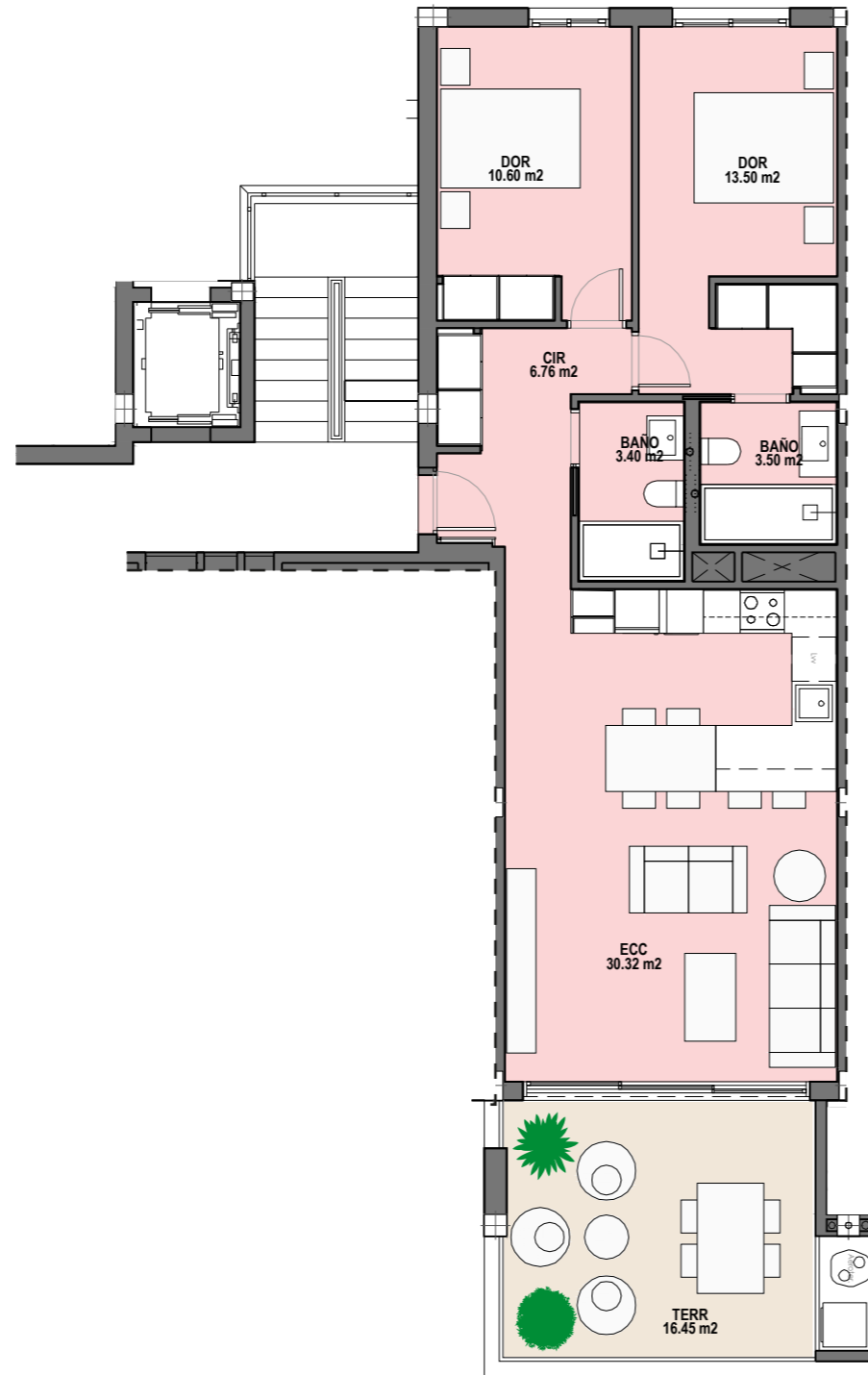
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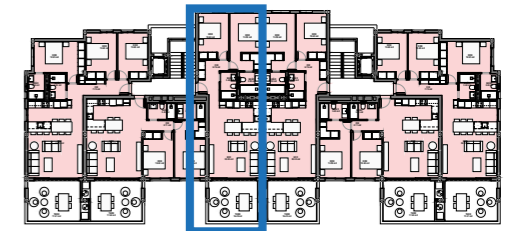
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	9
	Tipo	1C
	Bloque	1

	Sup. construida	
Interior vivienda	77,77 m ²	
Zonas comunes	8,83 m ²	
TOTAL INTERIOR	86,60 m²	

Porche	18,33 m ²
TOTAL EXTERIOR	18,33 m²

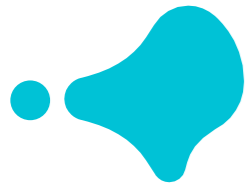
SUPERFICIE TOTAL	104,93 m²
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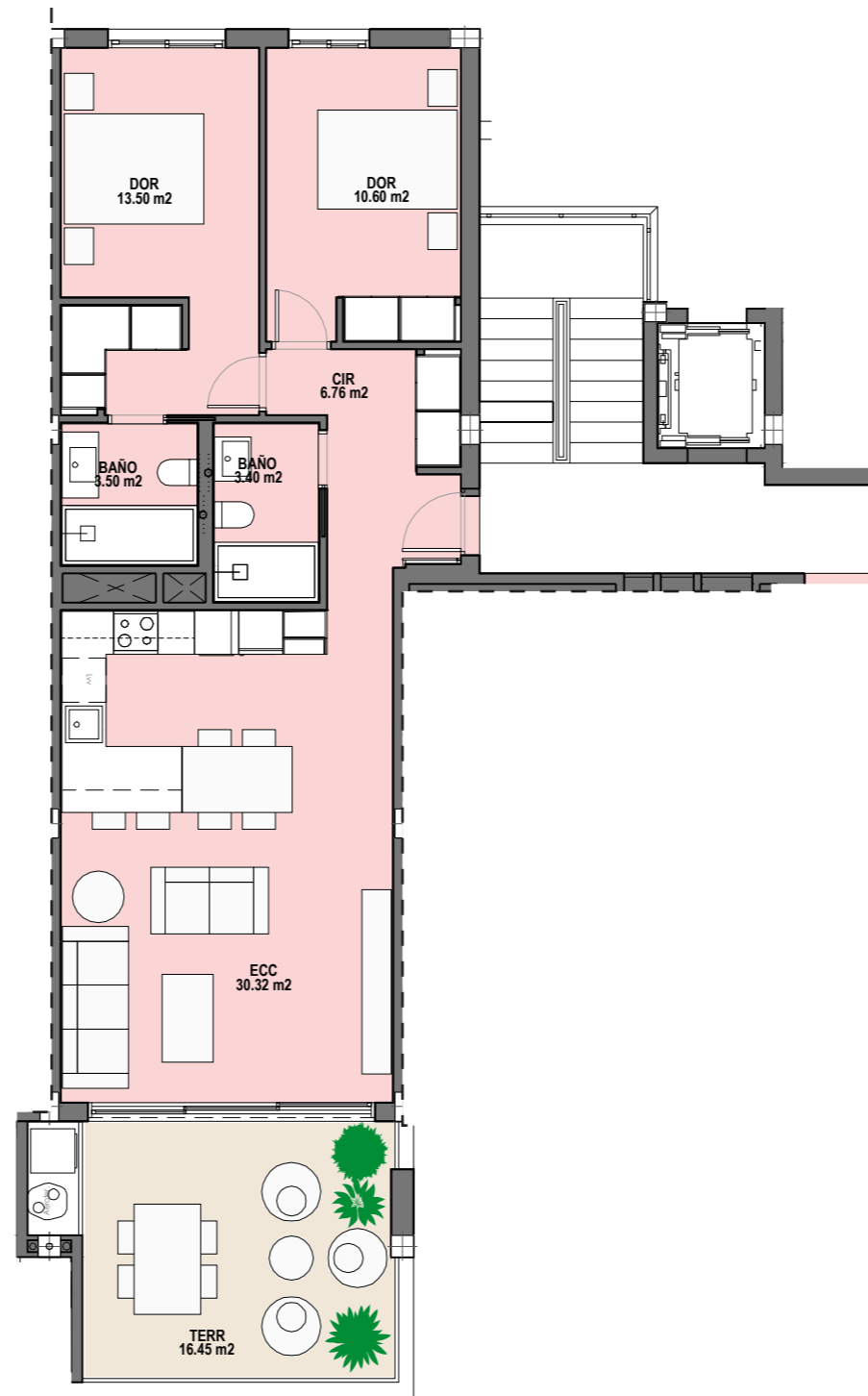
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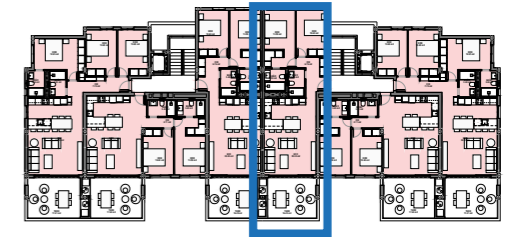


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Santa Rosalía

lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	10
	Tipo	1D
	Bloque	1

	Sup. construida
Interior vivienda	77,77 m ²
Zonas comunes	8,83 m ²
TOTAL INTERIOR	86,60 m²

Porche	18,33 m ²
TOTAL EXTERIOR	18,33 m²

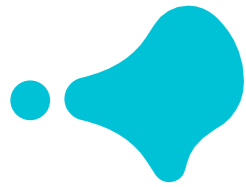
SUPERFICIE TOTAL	104,93 m²
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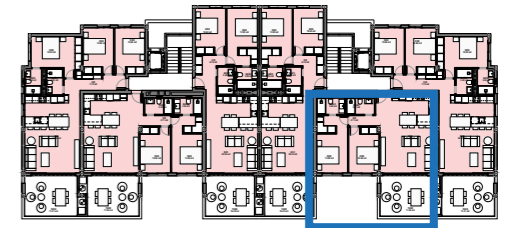


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SUPERFICIES

APARTAMENTO	Vivienda nº	11
	Tipo	1E
	Bloque	1

	Sup. construida	
Interior vivienda	76,96 m ²	
Zonas comunes	8,85 m ²	
TOTAL INTERIOR	85,81 m²	

Porche	19,35 m ²	
TOTAL EXTERIOR	19,35 m²	

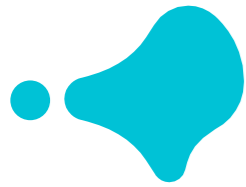
SUPERFICIE TOTAL	105,16 m²	
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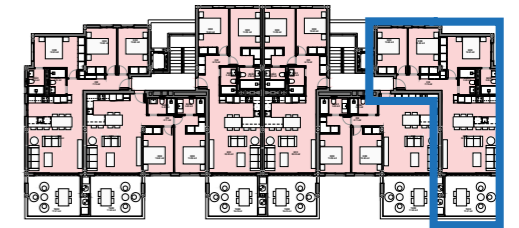


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Santa Rosalía

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SUPERFICIES

APARTAMENTO	Vivienda nº	12
	Tipo	1F
	Bloque	1

	Sup. construida
Interior vivienda	93,18 m ²
Zonas comunes	10,33 m ²
TOTAL INTERIOR	103,51 m²

Porche	19,35 m ²
TOTAL EXTERIOR	19,35 m²

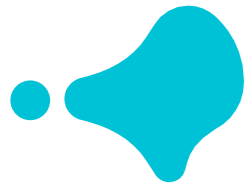
SUPERFICIE TOTAL	122,86 m²
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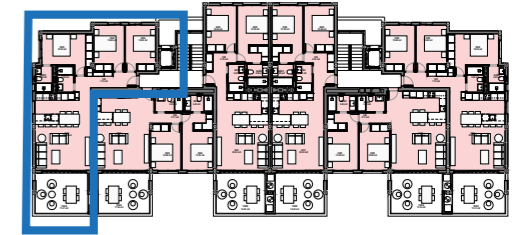


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Santa Rosalía

lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	13
	Tipo	2A
	Bloque	1

	Sup. construida	
Interior vivienda	93,18 m ²	
Zonas comunes	8,56 m ²	
TOTAL INTERIOR	101,74 m²	

Terraza	17,41 m ²
TOTAL EXTERIOR	17,41 m²

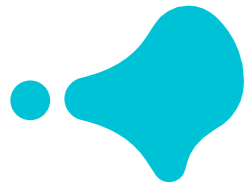
SUPERFICIE TOTAL	119,15 m²
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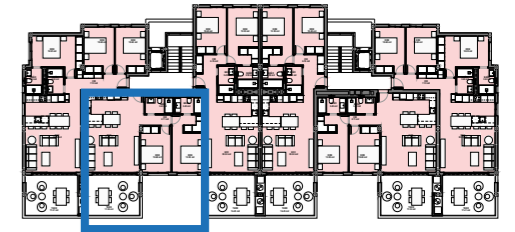


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SUPERFICIES

APARTAMENTO	Vivienda nº	14
	Tipo	2B
	Bloque	1

	Sup. construida
Interior vivienda	76,96 m²
Zonas comunes	7,07 m²
TOTAL INTERIOR	84,03 m²

Terraza	17,24 m²
TOTAL EXTERIOR	17,24 m²

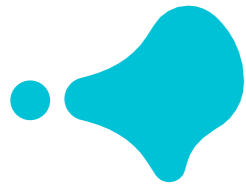
SUPERFICIE TOTAL	101,27 m²
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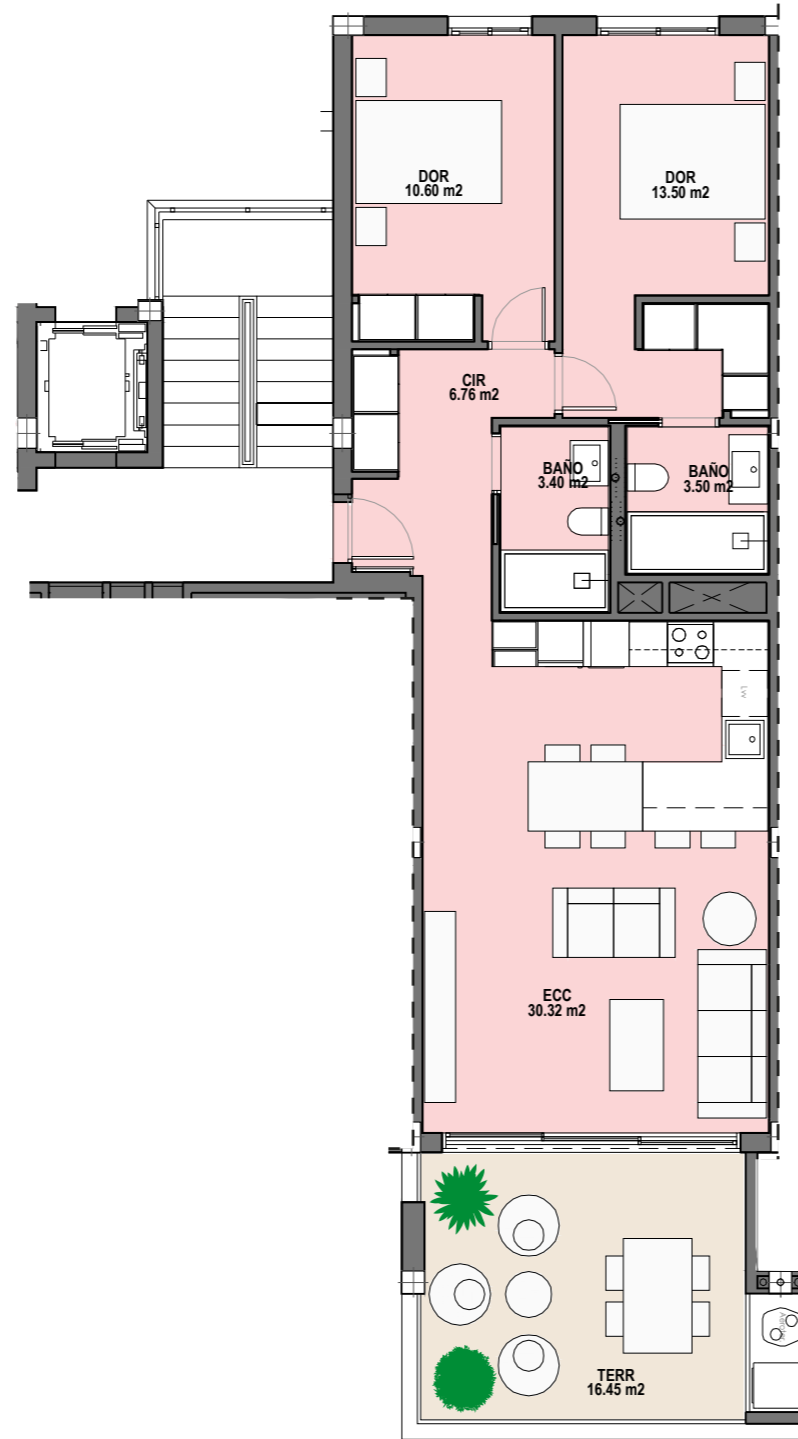
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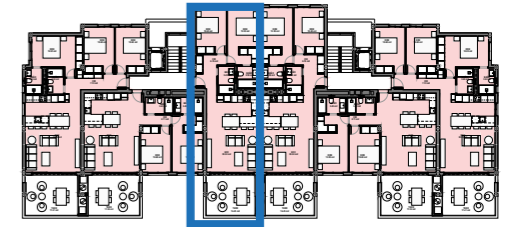


ENCINA 56



Santa Rosalía

lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	15
	Tipo	2C
	Bloque	1

	Sup. construida	
Interior vivienda	77,77 m²	
Zonas comunes	8,83 m²	
TOTAL INTERIOR	86,60 m²	

Porche	18,33 m²
TOTAL EXTERIOR	18,33 m²

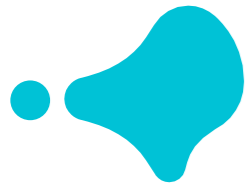
SUPERFICIE TOTAL	104,93 m²
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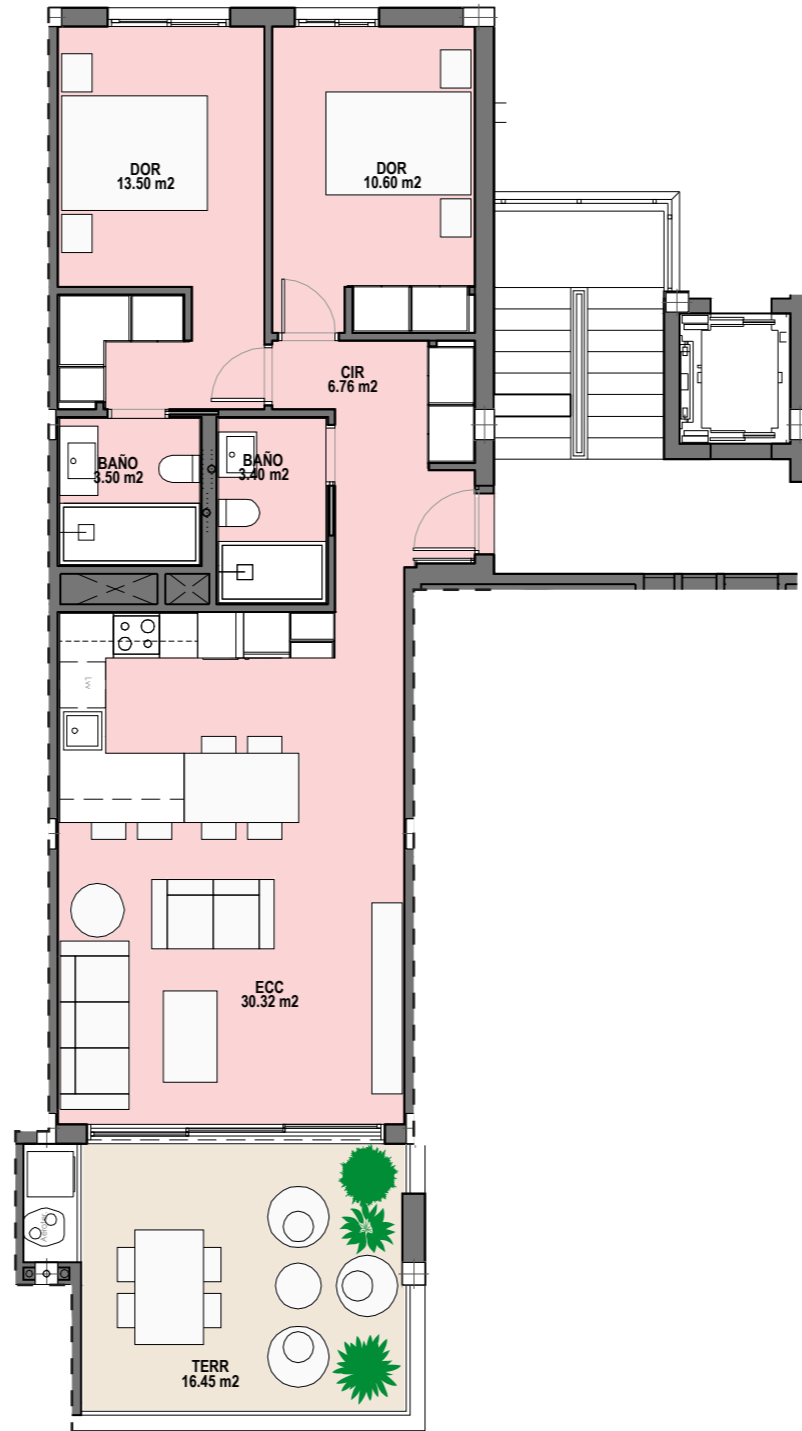
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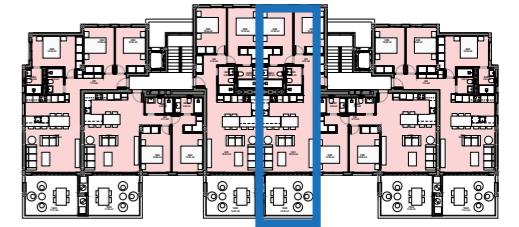


ENCINA 56



Santa Rosalía

lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda n°	16
	Tipo	2D
	Bloque	1

	Sup. construida
Interior vivienda	77,77 m ²
Zonas comunes	8,83 m ²
TOTAL INTERIOR	86,60 m²

Porche	18,33 m ²
TOTAL EXTERIOR	18,33 m²

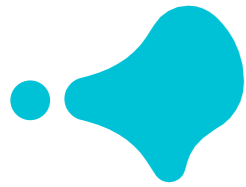
SUPERFICIE TOTAL	104,93 m²
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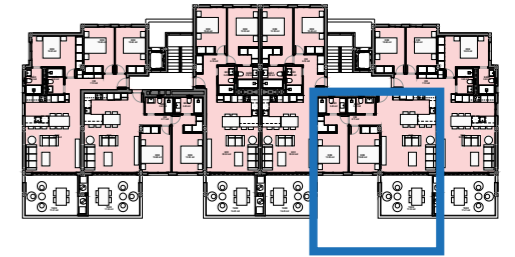


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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	17
	Tipo	2E
	Bloque	1

	Sup. construida	
Interior vivienda	76,96 m ²	
Zonas comunes	7,07 m ²	
TOTAL INTERIOR	84,03 m²	

Terraza	17,24 m ²
TOTAL EXTERIOR	17,24 m²

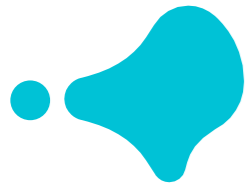
SUPERFICIE TOTAL	101,27 m²
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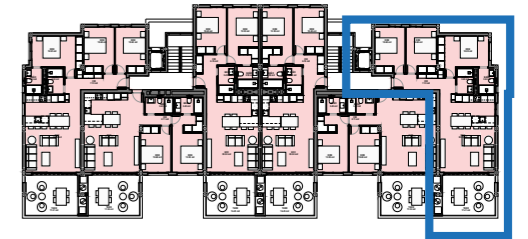
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SUPERFICIES

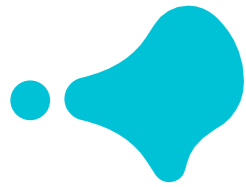
APARTAMENTO	
Vivienda nº	18
Tipo	2F
Bloque	1
Sup. construida	
Interior vivienda	93,18 m ²
Zonas comunes	8,56 m ²
TOTAL INTERIOR	101,74 m²
TERRAZA	
	17,41 m ²
TOTAL EXTERIOR	17,41 m²
SUPERFICIE TOTAL	119,15 m²



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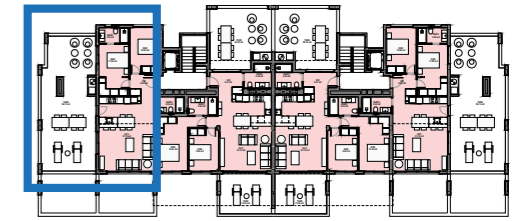
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	19
	Tipo	3A
	Bloque	1

	Sup. construida	
Interior vivienda	76,28 m ²	
Zonas comunes	7,01 m ²	
TOTAL INTERIOR	83,29 m²	

Terraza	56,13 m ²
TOTAL EXTERIOR	56,13 m²

SUPERFICIE TOTAL	139,42 m²
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3A housing

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3A housing

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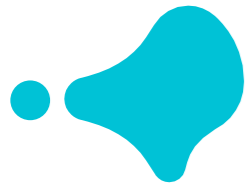
3A housing

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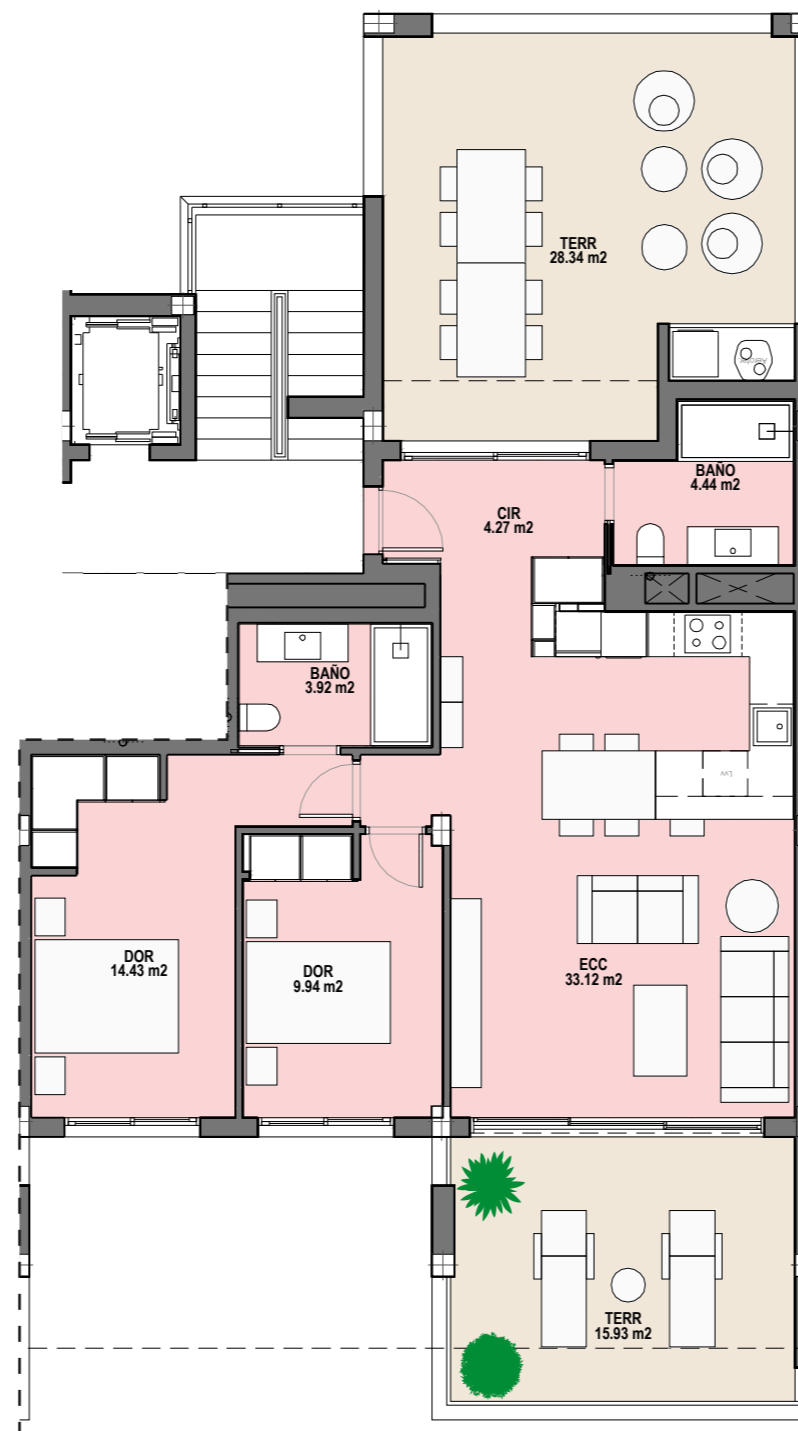


3A housing

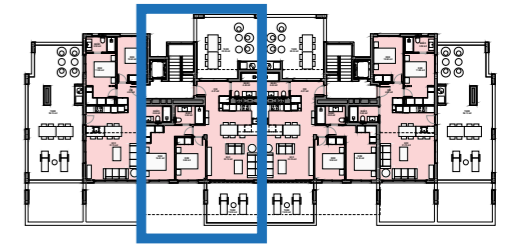
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	20
	Tipo	3B
	Bloque	1

	Sup. construida	
Interior vivienda	84,43 m ²	
Zonas comunes	9,01 m ²	
TOTAL INTERIOR	93,44 m²	

Porche	13,69 m ²
Terraza 1	3,19 m ²
Terraza 2	28,34 m ²
TOTAL EXTERIOR	45,22 m²

SUPERFICIE TOTAL	138,66 m²
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3B housing

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3B housing

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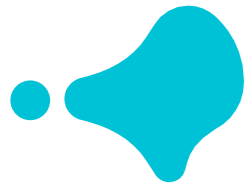
3B housing

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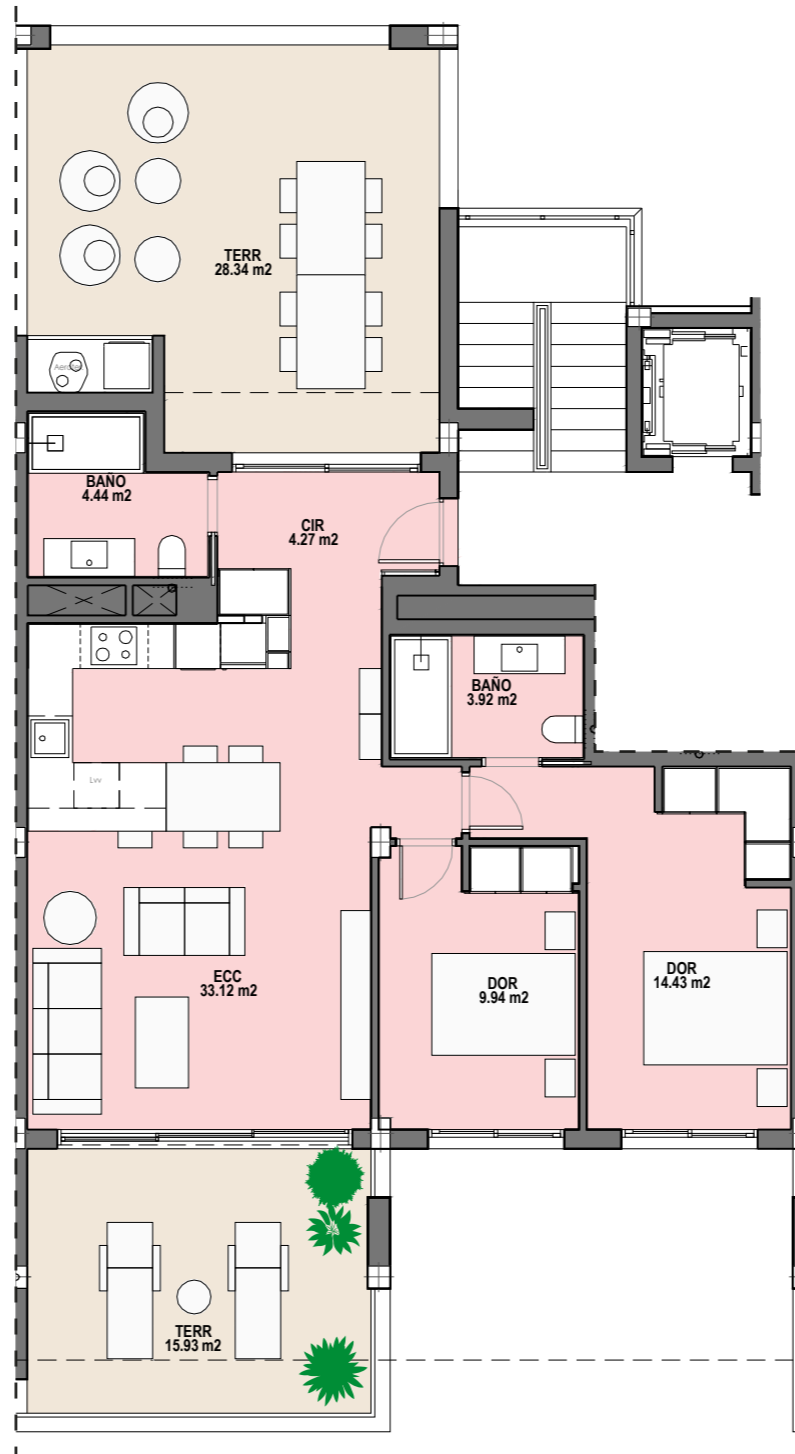


3B housing

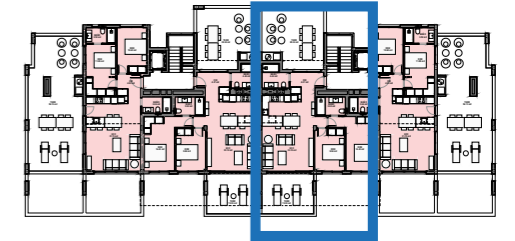
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	21
	Tipo	3C
	Bloque	1

	Sup. construida
Interior vivienda	84,43 m ²
Zonas comunes	9,01 m ²
TOTAL INTERIOR	93,44 m²

Porche	13,69 m ²
Terraza 1	3,19 m ²
Terraza 2	28,34 m ²
TOTAL EXTERIOR	45,22 m²

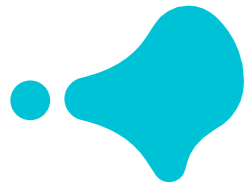
SUPERFICIE TOTAL	138,66 m²
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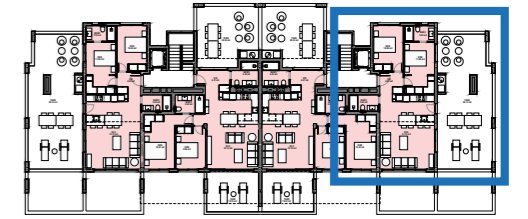
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Santa Rosalía lake and life resort



SUPERFICIES

APARTAMENTO	Vivienda nº	22
	Tipo	3D
	Bloque	1

	Sup. construida
Interior vivienda	76,28 m ²
Zonas comunes	7,01 m ²
TOTAL INTERIOR	83,29 m²

Terraza	56,13 m ²
TOTAL EXTERIOR	56,13 m²

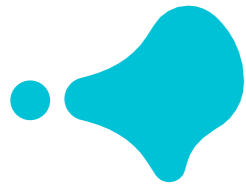
SUPERFICIE TOTAL	139,42 m²
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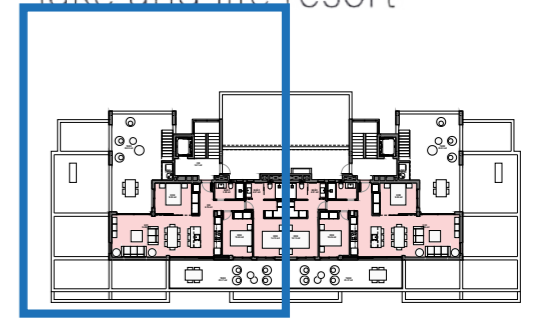
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SUPERFICIES

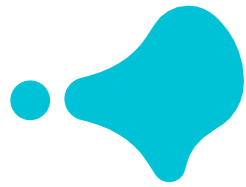
ÁTICO	Vivienda nº	23
	Tipo	AA
	Bloque	1
	Sup. construida	
Interior vivienda	99,81 m ²	
Zonas comunes	9,41 m ²	
TOTAL INTERIOR	109,22 m²	
Terraza 1	65,30 m ²	
Solarium	86,48 m ²	
TOTAL EXTERIOR	151,78 m²	
SUPERFICIE TOTAL	261,00 m²	



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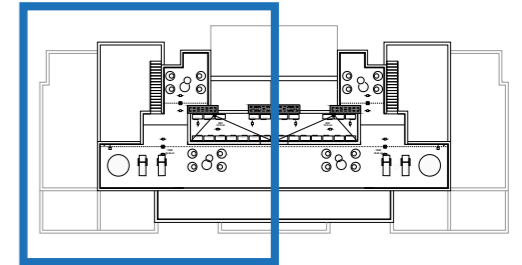
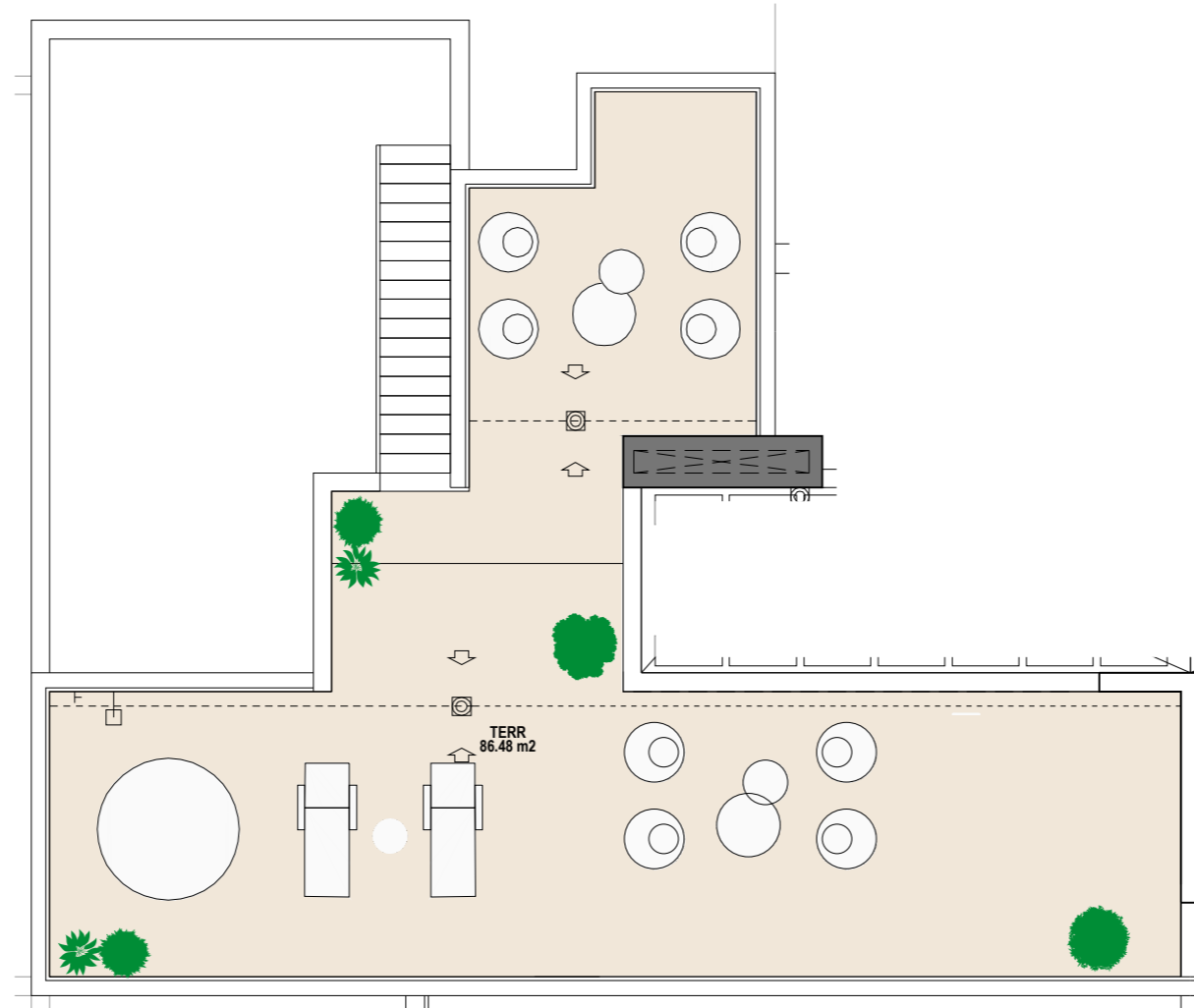


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Santa Rosalía lake and life resort



SUPERFICIES

ÁTICO	Vivienda nº	23
	Tipo	AA
	Bloque	1
	Sup. construida	
Interior vivienda	99,81 m ²	
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TOTAL INTERIOR	109,22 m²	
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Attic A

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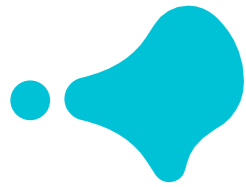
Attic A

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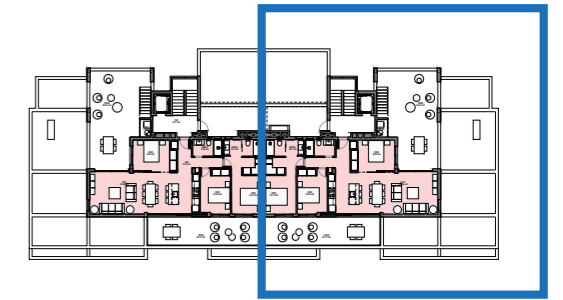


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Santa Rosalía

lake and life resort



SUPERFICIES

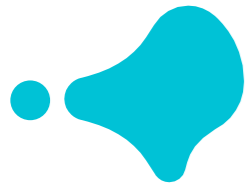
ÁTICO	
Vivienda nº	24
Tipo	AB
Bloque	1
Sup. construida	
Interior vivienda	99,81 m ²
Zonas comunes	9,41 m ²
TOTAL INTERIOR	109,22 m²
Terraza 1	
	65,30 m ²
Terraza 2	
	86,48 m ²
TOTAL EXTERIOR	151,78 m²
SUPERFICIE TOTAL	261,00 m²



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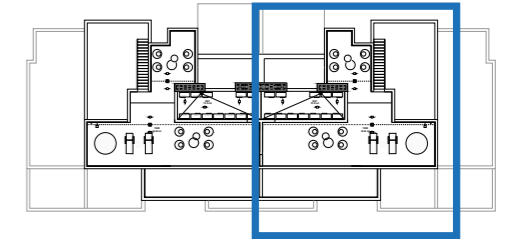
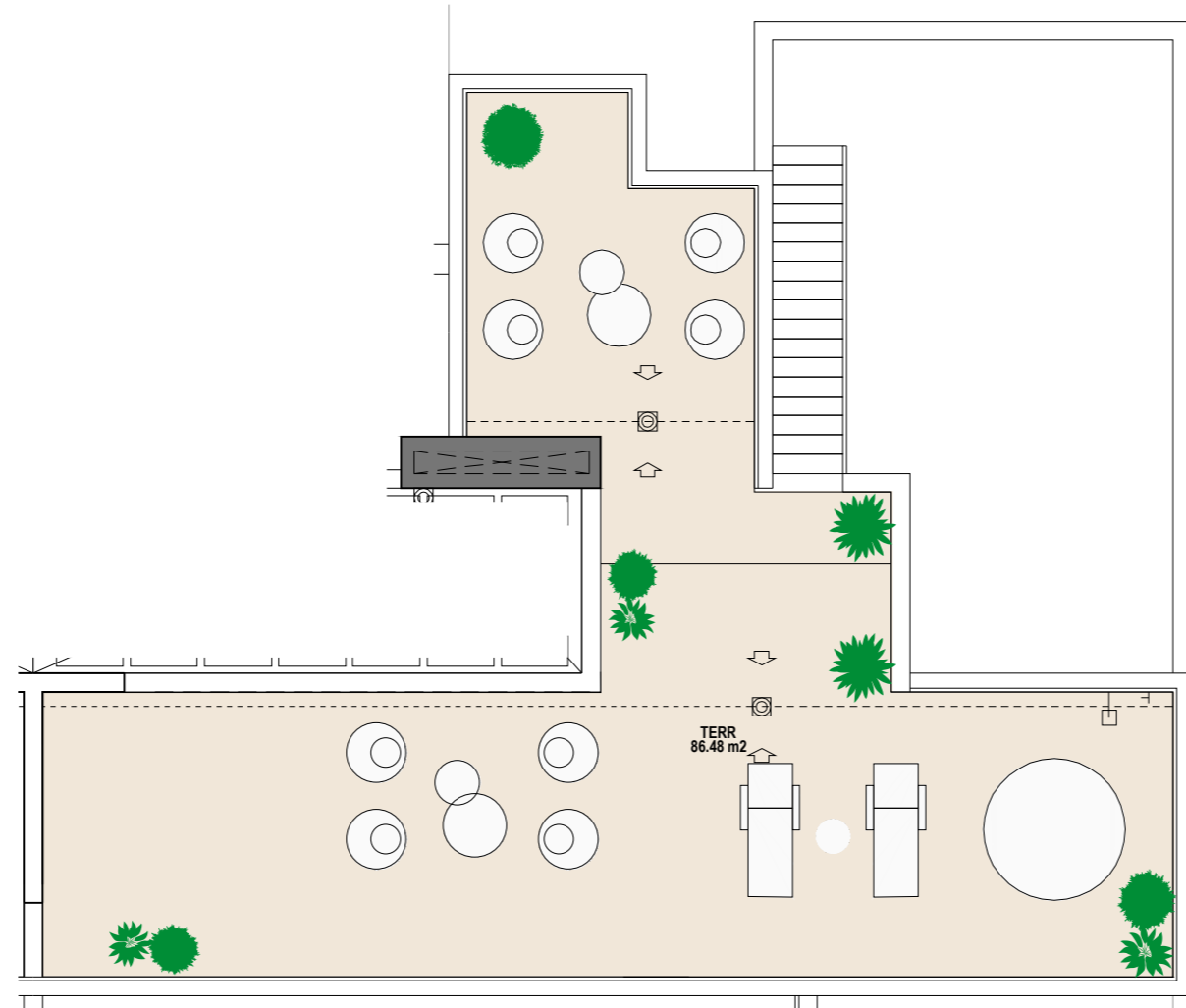


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Santa Rosalía lake and life resort



SUPERFICIES

ÁTICO	Vivienda nº	24
	Tipo	AB
	Bloque	1
	Sup. construida	
Interior vivienda	99,81 m ²	
Zonas comunes	9,41 m ²	
TOTAL INTERIOR	109,22 m²	
Terraza 1	65,30 m ²	
Terraza 2	86,48 m ²	
TOTAL EXTERIOR	151,78 m²	
SUPERFICIE TOTAL	261,00 m²	



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Main features

- _ Underground parking space and storage room or cellar in concrete finished in the Ground floor Bungalows
- _ Continuous porcelain floor tiles inside and outside. Non-slip tiles outside.
- _ Duct air conditioning (hot-cold air).
- _ Highly energy-efficient heat pump system for sanitary hot water (Aerothermia).
- _ Underfloor electrical heating in bathrooms.
- _ Floor standing lavatories with built-in cisterns.
- _ Suspended cabinets in each bathroom.
- _ Built-in kitchen appliances: ceramic hob and extractor fan included.
- _ Kitchen island (depending on project) and Silestone worktop, porcelain or similar.
- _ Lighting package with LEO technology.
- _ Electric blinds in bedrooms.
- _ Pre-installation for electric vehicle charging point.

—
Pergolas and exterior kitchen are extra and will be quoted separately during construction.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 01/07/24.

Destacados

- _Plaza de aparcamiento subterráneo y trastero o bodega acabada en hormigón en bungalows planta baja.*
- _Mismo tipo de pavimento porcelánico interior-exterior. Siendo el exterior antideslizante.*
- _Climatización por conductos.*
- _Sistema de agua caliente sanitaria por Aerotermia.*
- _Suelo radiante eléctrico en baños.*
- _Inodoros con cisterna empotrada.*
- _Mueble suspendido en cada baño.*
- _Cocina con integración de electrodomésticos: vitrocerámica y campana extractora de humos incluidos.*
- _Península (según proyecto) y encimera de Silestone, porcelánico o similar.*
- _Paquete de iluminación con tecnología led.*
- Persianas eléctricas en dormitorios.*
- _Preinstalación punto de carga para vehículo eléctrico.*

Las pérgolas y las cocinas exteriores son extras y serán presupuestadas de forma independiente durante la construcción.

Las viviendas se entregarán con arreglo a las calidades especificadas salvo que, por razones técnicas o administrativas, sean modificadas por la dirección facultativa sin que ello signifique merma alguna de la calidad inicial prevista. Memoria establecida a fecha 01/07/24



José Díaz García

Technical Specifications

FOUNDATION AND STRUCTURE

- Reinforced concrete structure in accordance with the regulations of the technical building code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FACADE AND ENCLOSURES

- Single-layer mortar with specific metal lattice finishes.
- Solid ceramic brick walls lined with plasterboard laminated with mineral rock wool.
- Interior dividing walls are self-supporting multiple partition walls with double laminated plasterboard panels, waterproofing in wet areas, and mineral rock wool insulation.
- Divisions between dwellings by means of perforated brick and self-supporting wall cladding with double laminated plasterboard and mineral rock wool.

ROOF

- Inverted flat roofs with non-slip porcelain stoneware in passable areas, waterproofed with asphalt fabric and XPS insulation, to guarantee effective thermal insulation and tightness.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 01/07/24

CEILINGS

- A continuous suspended laminated plasterboard ceiling throughout the house and a waterproof layer in wet areas.

OUTSIDE FLOORING

- First-class, non-slip, anti-freeze porcelain stoneware installed with water-repellent adhesive.
- On the ground floor: a combination of porcelain stoneware and artificial grass.

INDOOR FLOORS

- Top quality porcelain stoneware floor tiles fixed with adhesive.
- Flush skirting boards with white finish.

PAINT

- Smooth white plastic paint on walls and ceiling.

BATHROOM TILES

- Top quality porcelain stoneware floor tiles fixed with waterproof adhesive. (Depending on project).

EXTERIOR JOINERY

- Thermo-lacquered aluminium with thermal bridge breakage, in anthracite grey or similar.
- Built in electric blinds in bedrooms.

GLAZING

- Double glazed windows with CTE compliant air chamber. With low-emission treatment for superior performance, greater energy efficiency and more comfort and energy savings.
- Fixed glass screen in showers.

INTERNAL JOINERY

- Kitchen:

_Furnished, large storage capacity, melanin finish.

_Silestone, porcelain or similar worktop, with under-counter sink and low flow chrome finish, high-volume, mixer tap to optimise water consumption.

_Equipment included: Ceramic hob and cooker hood.

- Lined, fitted wardrobes in bedroom with chest of drawers. (Depending on project).
- Suspended furniture with drawer in each bathroom.
- Main entrance door with security lock. Colour white inside. (Depending on project).

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LIGHTING

- Interior:

_Functional light: Applied LED technology, white switches throughout the house and sockets according to regulations.

- Outside: LED strip on the roof of the terraces. Wall and beacon lights according to project.

SANITARY WARE AND TAPS

- Flush toilet with built in cistern and silent hinge seat.
- Built in washbasin with chrome taps.
- Resin shower tray.

HEATING AND AIR CONDITIONING

- Duct air conditioning (hot-cold air) powered by an indoor and outdoor unit.
- Underfloor electrical heating in bathrooms.
- Air flow renewal installation.
- Pre-installation for heated towel rails in bathrooms.

SANITARY HOT WATER

- Highly energy-efficient heat pump system with accumulation for producing sanitary hot water. (Aerothermia).



PLUMBING AND SANITATION

- High strength PPR pipes.
- PVC sanitation system (drains and down pipes).
- Gate valve in each house, with separate valves in kitchens and bathrooms.
- Water taps on terraces and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Sockets and electrical outlets and telecommunications defined by the current regulations.
- TV and data network sockets in living room/kitchen and bedrooms.
- Installation of video intercom.
- Terraces have sockets and water supplies.
- Pre-installation for electric vehicle charging point.

SOLARIUM

- Pre-installation for kitchen and jacuzzi.

PUBLIC AREAS (APARTMENTS)

- Lift with capacity for six people, regulatory accessibility and security and access from the garage.
- Staircase connecting all floors.
- Energy saving lighting.

- Centralised video intercom system
- High security entry door.

UNDERGROUND PARKING

- Underground parking space and storage room (according to project).
- Garage in communal basement with vehicle ramp and automatic door, as well as pedestrian access by lift or stairs, depending on project.
- Pre-installation for installing an electrical socket for charging an electric vehicle.
- Finished with reinforced concrete with smoothed floor pavement and quartz surface treatment. Parking spaces marked with coloured paint.
- LED lighting system.
- Includes all fire prevention measures required by law.

OUTDOORS:

- Communal swimming pool with children's area, LED pool lighting and steps with handrails, sun deck with ceramic pavement, saline chlorination system and outdoor shower.
- Green areas inside the complex with selected Mediterranean vegetation with low water consumption and irrigation system.
- Outdoor lighting using low light pollution luminaires, according to project.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 01/07/24.

Memoria Técnica

CIMENTACIÓN Y ESTRUCTURA

- Estructura de hormigón armado, ejecutada conforme la normativa vigente y el Código Técnico de la Edificación.
- Cimentación de acuerdo con los resultados del estudio geotécnico. Losas y muros de hormigón armado.

FACHADA Y CERRAMIENTOS

- Mortero monocapa con acabados puntuales de celosía metálica.
- Paredes de ladrillo cerámico macizo, trasdosados de placas de cartón yeso laminado con lana de roca mineral.
- Divisiones interiores de vivienda realizadas mediante tabique múltiple autoportante con doble placa de cartón yeso laminado, siendo hidrofugas en zonas húmedas con aislamiento mineral de lana de roca.
- Divisiones entre viviendas mediante ladrillo perforado y trasdosado autoportante con doble placa de cartón yeso laminado y lana mineral.

CUBIERTA

- Cubiertas planas invertidas con gres porcelánico antideslizante en cubiertas transitables, impermeabilizadas con tela asfáltica y con aislamiento XPS, para garantizar el mejor aislamiento térmico y su estanqueidad.

Las viviendas se entregarán con arreglo a las calidades especificadas salvo que, por razones técnicas o administrativas, sean modificadas por la dirección facultativa sin que ello signifique merma alguna de la calidad inicial prevista. Memoria establecida a fecha 01/07/24.

TECHOS

- Falso techo continuo de placa de yeso laminado en toda la vivienda y con placa hidrófuga en zonas húmedas.

PAVIMENTO EXTERIOR

- Gres porcelánico de primera categoría, antideslizante y antiheladizo, colocado con adhesivo.
- En planta baja: se combina el gres porcelánico con zonas de césped artificial.

PAVIMENTO INTERIOR

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.
- Rodapié enrasado en paredes.

PINTURA

- Pintura plástica con acabado liso y color blanco en paredes y techo.

REVESTIMIENTO EN BAÑOS

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo. (Según proyecto).

CARPINTERÍA EXTERIOR

- En aluminio termolacado y con rotura de puente térmico, color gris antracita o similar.
- Persianas eléctricas integradas en carpintería en zonas de noche.

VIDRIOS

- En ventanas doble acristalamiento con cámara de aire según CTE. Con tratamiento bajo emisivo para elevar las prestaciones; aumenta la eficiencia energética y se consigue un mayor confort y ahorro energético.
- Mampara de vidrio en duchas.

CARPINTERÍA INTERIOR

- Cocina:
 - _Amueblada, gran capacidad de almacenaje, acabado en melanina.
 - _Encimera en Silestone, porcelánico o similar, con fregadero bajo encimera y grifería monomando de caño alto acabado cromo y de bajo caudal, para optimizar el consumo de agua.
 - _Equipamiento incluido: vitrocerámica y campana extractora.
- Armarios empotrados en dormitorio; interior forrado y con cajoneras. (Según proyecto).
- Mueble suspendido con cajón en cada baño.
- Puerta principal de entrada acorazada con cerradura de seguridad. Acabado blanco al interior. (según proyecto)

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ILUMINACIÓN

- Interior:
 - _Luz funcional: tecnología LED aplicada, mecanismos color blanco en toda la vivienda y tomas de corriente según normativa.
- Exterior: Tira LED en el techo de las terrazas. Además, apliques y balizas colocados según proyecto.

SANITARIOS Y GRIFERÍA

- Inodoro con cisterna empotrada y asiento de bisagra amortiguada.
- Grifería de lavabo caño bajo en cromo con lavabo integrado en mueble.
- Plato de ducha de resina.

CALEFACCIÓN Y AIRE ACONDICIONADO

- Climatización (aire frío-caliente) realizada por conductos, con equipo formado por unidad interior y exterior.
- Suelo radiante eléctrico en baños.
- Instalación de renovación y extracción de aire.
- Preinstalación para toalleros eléctricos en baños.

AGUA CALIENTE SANITARIA

- Sistema de bomba de calor por aerotermia de alta eficiencia energética con acumulación para la producción de agua caliente sanitaria.



FONTANERÍA Y SANEAMIENTO

- Tuberías PPR alta resistencia.
- Instalación de saneamiento de PVC en desagües y bajantes.
- Llave de corte general en cada una de las viviendas, con llaves de corte independientes en cocina y baños.
- Tomas de agua en terrazas y solárium.

ELECTRICIDAD Y TELECOMUNICACIONES

- Dotación de tomas eléctricas y de telecomunicaciones definida por la normativa vigente.
- Tomas de TV y red de datos en salón-cocina y dormitorios.
- Instalación de videoportero automático.
- Terrazas con punto de luz y toma de electricidad.
- Preinstalación de cargador para vehículo eléctrico.

SOLÁRIUM

- preinstalación para cocina y jacuzzi

ZONAS COMUNES (APARTAMENTOS)

- Ascensor con capacidad para seis personas, normativa de accesibilidad y seguridad vigente y acceso desde el garaje.
- Escalera que comunica todas las plantas.
- Iluminación de bajo consumo.

- Sistema centralizado de videoportero automático en bloque de apartamentos.
- Puerta de entrada de alta seguridad.

APARCAMIENTO

- Plaza de aparcamiento subterráneo y trastero (según proyecto).
- Garaje en sótano comunitario con rampa para vehículos y puerta automática, además de acceso peatonal mediante ascensor o escaleras, según proyecto.
- Previsión de canalización para la instalación de toma eléctrica para recarga de vehículo eléctrico.
- Acabado en hormigón armado con pavimento fratasado y con tratamiento superficial de cuarzo. Señalización de las plazas de aparcamiento mediante pintura de diferente color.
- Sistema de iluminación con luminarias LED.
- Dispone de todas las medidas contra incendios requeridas en la normativa vigente.

EXTERIORES

- Piscina comunitaria con zona infantil, iluminación interior LED y escaleras con pasamanos, zona de solárium con pavimento cerámico, sistema de cloración salina y ducha exterior.
- Zonas verdes en el interior del residencial con vegetación mediterránea; especies de bajo consumo hídrico e instalación de riego.
- Red de iluminación exterior mediante luminarias de baja contaminación lumínica, según proyecto.

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