SIERRA BLANCA
TOWER

index

01. Foundation and structure

The foundation and structure are projected in accordance with the geotechnical study of the land and the Technical Building Code.

02. Facade

Ventilated exterior façade with extruded aluminum panels.
Terrace windowsills and eaves with solid surface panels mechanically anchored to the slabs.

03. Roof

The roofs of the building are used exclusively for the maintenance of the facilities housed in them. They are configured as flat roofs, conveniently insulated and waterproofed.

04. Exterior carpentry

Anodized aluminum carpentry with thermal break, lift-up and / or folding / tilt-and-turn sliding doors and windows. Double-glazed safety glass for prevention of falls and impacts and high acoustic performance. They will be equipped with the latest technology solar control layer on the most exposed facades. Shücco or Technal brands.

At the forefront of architecture

05. Interior carpentry

Interior doors of homes veneered in stained oak wood, with a leaf up to the ceiling. Access doors to armored wooden houses with a bleached oak finish towards the common area and stained oak veneer towards the interior of the house. Lacquered steel frame. High security multipoint lock. Security bolts and reinforced strike, both adjustable.

Modular folding leaf wardrobes with integral leaves from floor to ceiling, veneered in oak wood with matching doors. Led lighting inside wardrobes Interiors in high pressure laminate with hanging bars, shelves, drawers and shoe racks, depending on the case. Hidden hinges with 180º soft close system. Oak veneer MDF floor-to-ceiling covers.

Maximum comfort

06. Partitioning and insulation

Interior distributions of houses executed using dry partitions with 46/70 mm galvanized steel profile, 2 plates of 13 mm on both sides and a semi-rigid mineral rock wool panel of 0.038 W / mK of 40-45 mm thickness.

In the case of wet rooms, bathrooms or kitchens, a 15 mm waterproof panel will be placed on the side of the tiling and a semi-rigid mineral wool panel of 0.038 W / mK 40-45 mm thick.

Separations between houses and between them and common areas made by mixed partitioning formed by half a foot of sound-acoustic brick and on both sides, 46 mm galvanized steel profile, 2 13 mm plates and a 0.038 W semi-rigid mineral rock wool panel / mK 40-45 mm thick.

The interior flooring is rectified porcelain stoneware from leading brands.

On terraces the flooring is non-slip rectified porcelain stoneware.

A. Interior floor

Porcelain stoneware
120x60cm

B. Exterior floor

Non-slip porcelain stoneware
120x60cm

Material continuity between inside and outside

08. Bathrooms

IT INCLUDES:

- Villeroy & Boch wall-hung toilet with built-in cistern.
- Villeroy & Boch washbasin with Hansgrohe wall-mounted mixer
- Invisible shower tray integrated into the floor with 2-way taps and wall shower head. Glass partition with sliding / swing door.
- Villeroy & Boch acrylic bathtub with wall-mounted mixer taps. Sizes 1,500x700x485mm, 1,800x800x495mm, 1,900x950x500mm
- Backlit mirror.
- Washbasin cabinet with Solid Surface Krion countertop with lower cupboard.

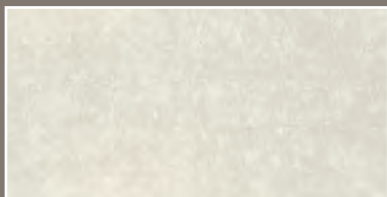## Relaxing moments only for you

Bathrooms. Coatings

Wall coatings in main bathroom

Porcelain stoneware
120x60cm o 120x278cm
*According to typology

Surrounding bathtub and washbasin front cladding in toilets and secondary bathrooms

Large format rectified porcelain stoneware
120x60cm o120x278cm arranged vertically
*According to typology

09.

Kitchen

Walls finished with washable matte stucco imitation paint. The top and back will be made of sintered stone.

Kitchen backsplash paneling in continuity with the countertop

Kitchen furniture in different finishes according to types of housing; lacquers, woods, laminates with wood, cement or metal texture, etc ...

Blum hinges with opening between 95º and 155º
Drawers and drawers with closing damping mechanisms.

Equipment: Refrigerator, oven, induction ceramic hob, microwave, dishwasher, front loading washing machine and tumble dryer Miele.

Standard finishes depending on tipology

Get carried away by the details

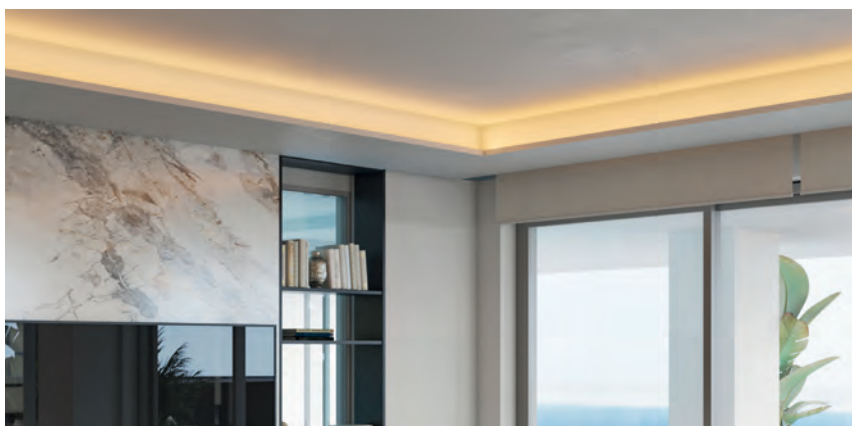## 10. False ceilings and paintings

False ceilings of plasterboard homes, accessible where required.
Pitted housing led lighting in footlights.
Pitted housing in windows for blinds and courtains.
The finish of walls and ceilings is in washable smooth matte plastic paint.

11. Electricity, TV and telephony

KNX home automation system in homes with:
- Touchscreens
- Technical water and smoke alarms
- Control of lighting and blinds
- Mobile app
- Temperature control

The quality you deserve

12.

Conditioning systems

Air conditioning by heat pump (Inverter or VRF system, depending on homes). Regulation and control system with Airzone control unit. KNX type living room and bedroom thermostats included in home automation.

Underfloor heating. Integrated control in the KNX home automation system. The production of hot water for heating is carried out by means of an individual aerothermal heat pump system.

Individual dual-flow controlled mechanical ventilation system. Silencers are included on all four connections to the recuperator.

Like at home, nowhere

Leisure and wellness

The solarium space, parquet in technological wood, and the infinity pool, equipped with a purification system using saline electrolysis, are located on the 21st floor and have unbeatable views over the Mediterranean Sea.

You can also relax in the exclusive pool bar while enjoying the sea breeze.

Just worry to enjoy

14.

Spa

The spa is designed as an oasis, with spaces to enjoy the tranquility. It has a relaxing pool, and it is equipped with:

- Sauna
- Steam bath
- Hot stone

- Mist shower
- Tropical shower
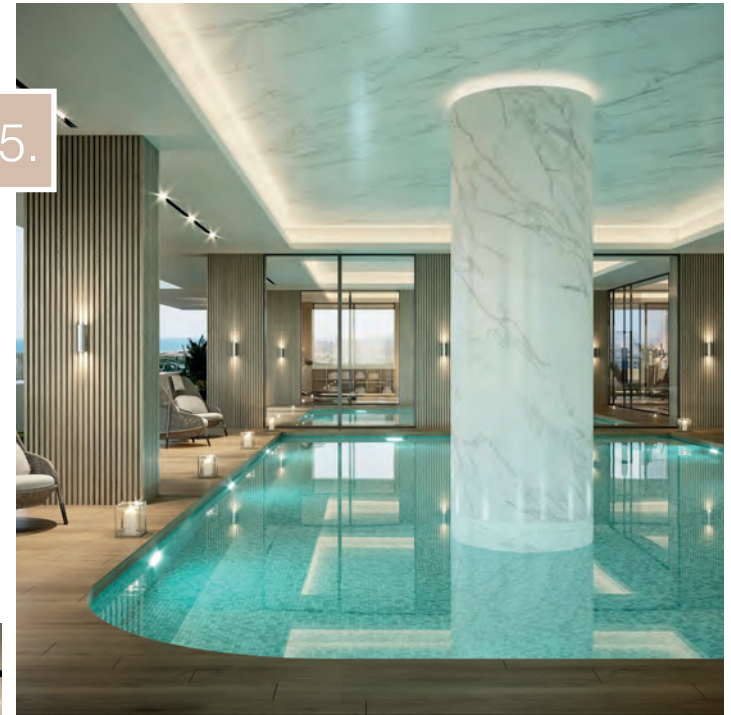- Ice fountain

An oasis of peace and tranquility

Pool and gym

On the second floor of the complex you can enjoy an indoor heated pool purified by saline electrolysis, as well as a complete gym with sea views equipped with console treadmills, vertical stationary bikes, fixed stride elliptical trainers, back work machines and pectoral, etc ...

Time to take care of yourself

16.

Kid's room

A space for imagination, dedicated to the little ones, where they can play and develop their social and psychomotor skills.

It has large windows, natural light and space to have fun and organize small children's events.

17.

Social room

On the second floor, dedicated exclusively to community spaces, there is a large social room where you can share pleasant moments of relationship.

Careful and warm spaces to establish from meetings and private events, to comfortable and relaxed meetings with your promotion neighbours.

Natural light and wide connectivity will create the best climate to develop or complement your projects.

A space of relationship for adults and children

Parking 18.

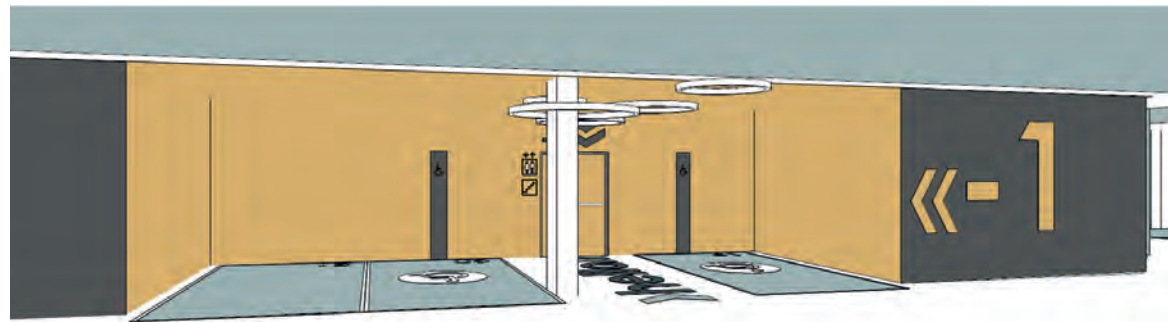Minimum dimensions of parking space: 2.50 m x 5.00 m.

Continuous epoxy resin flooring.

Fire sprinklers.

Clear signage of the squares and exits.

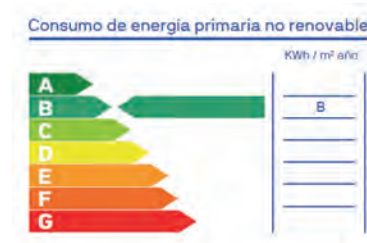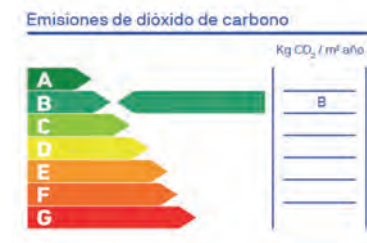Electric vehicle charging point on demand.

Comfort above all

19. Energy rating

We improve construction solutions to optimize energy consumption.
We use the latest technology in air conditioning and air quality systems.
We choose environmentally friendly sanitary appliances for their low consumption.
We opted for LED lighting systems that guarantee durability and efficiency.

Efficiency and well-being throughout your home

Emisiones de dióxido de carbono

Kg CO₂ / m² año

Consumo de energía primaria no renovable

KWh / m² año

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SB

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ESTATES
DEVELOPMENTS

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