

IPANEMA

BUILDING SPECIFICATIONS

STRUCTURE:

Structure executed, in accordance with the project specifications, in reinforced concrete for the horizontal and vertical elements, all in accordance with the TBC and applicable regulations.

FAÇADE:

Façade with a modern design combining different shades of soft colours, thermally and acoustically insulated in accordance with the TBC requirements.

EXTERNAL JOINERY:

Aluminium external joinery with thermal bridge break, with fixed, folding and/or sliding sheets combined in accordance with the design, with double-glazing and an internal air cavity.

Roller blinds with aluminium slats and interior insulation in the bedrooms.

INTERNAL JOINERY:

The entrance door to the house will be armoured, with a security lock and wide-angle optical peephole and an interior finish matching the other doors in the house.

Lacquered folding or sliding connecting doors.

The fronts of the built-in wardrobes will be fitted with hinged or sliding doors, depending on the room, with the same finish as the connecting doors, and they will be lined on the inside, which will include a shelf for the luggage rack and a hanging bar.

PARTITIONING:

Separation between properties through a sound-resistant dividing wall, consisting of a brick wall and self-supporting layering on both sides with insulation and laminated plasterboard.

Interior partitions through self-supporting dividing walls with laminated plasterboard fitted with interior insulation for better acoustic and thermal insulation.

CEILINGS OF THE PROPERTIES:

False continuous ceilings made of laminated plaster tiles in the areas of the bathrooms, corridors and halls. Suspended ceilings in bathrooms where the installation of the interior air-conditioning unit is to be placed.

The other rooms will be plastered and finished with smooth emulsion paint.

FLOORING:

Interior flooring of homes in a large-format, high-quality porcelain material, to be chosen from the options proposed in KRONOS SELECT.

Outer flooring made of high-quality non-slip porcelain material.

Continuous concrete paving in the garages.

WALLS OF THE PROPERTIES:

The walls of the wet areas of the bathrooms and toilets will be covered with high-quality, large-format porcelain material, to be chosen from the options proposed by KRONOS SELECT, in combination with painted walls in accordance with the project design.

The walls of the rest of the house will be finished with soft shades of smooth emulsion paint.

SANITARY EQUIPMENT:

Bathrooms with high-quality white vitrified porcelain toilets with built-in dual-flush cisterns.

Single-sink washbasins with a shelf below and mirrors, made by the leading brands.

Glass screen in the main bathroom. Slip-resistant resin shower tray, in accordance with the project's specifications and layouts. Mixer taps for the washbasins and showers.

INSTALLATIONS:

The hot water will be produced by means of solar panels located on the roof, supported by individual electric heaters.

Hot-cold air-conditioning system using a heat pump, with air supply ducts with grilles in the living room and bedrooms.

The outdoor unit will be installed on the roof of the building and the indoor unit will be placed in one of the bathrooms.

Telecommunications installation with a connection in all the rooms, except for the bathrooms. Electrical installation with mechanisms with designs finished in white or similar.

KITCHENS:

The kitchens will be furnished with a modern design, with

base and wall-mounted modules in a laminated finish, including Silestone compact quartz worktops or similar.

Option of choosing from the different colours provided by KRONOS SELECT.

Household appliances: Induction hob, integrated fridge and dishwasher, removable extractor hood, oven and microwave.

COMMUNAL AREAS:

This development will be for the owners' exclusive use and equipped with the very best facilities and fittings for their enjoyment and well-being. Access to the residential zone with security control and an automatic entrance door for vehicles opened by remote control.

Large garden areas in accordance with the landscape design project.

Different communal outdoor swimming pools for adults and children and a beach area.

Spa equipped with a heated indoor pool with hydro-massage areas, a sauna and a Turkish bath. Equipped gymnasium for communal use.