

## 0. BUILDING TECHNICAL SPECIFICATIONS

### 0.1 STRUCTURE

The structure of each property is comprised of waffle slabs reinforced concrete construction. This allows the optimization of the span between divisions and, at the same time, helps to hide building elements on the property architecture.

### 0.2 FAÇADE

A ventilated façade has been projected for the entire complex. Its main advantage is to create an insulated cavity between the natural stone claddings and the interior brick wall recovered by polyurethane.

This system is designed to breathe. It avoids the direct transmission of external temperature and humidity conditions. Consequently, there will be a reduction in the loss of warmth in winter, and retention of cool air in summer.

### 0.3 ROOF

There is a flat, inverted roof which features benches for air conditioning units. This building technique provides thermal insulation by means of rigid polyurethane plates.

### 0.4 SUPPORTING WALLS

Interior supporting walls are made of double hollow bricks coated both sides with plaster. For party wall partitions, the plastered double hollow brick acoustic insulation is reinforced by a multiple layers with an air cell and an insulation system. This technique allows optimizing acoustic tightness and improves the privacy and comfort of each property.

## **1. FINISHES AND EXTERIOR INSTALLATIONS**

### **1.1 FAÇADE**

The façade is covered by a matt and serrated Travertino Romano marble, specially imported from quarries in Bagni di Tivoli, Italia. Cut to size over a table, slabs have a variety of sizes to match the façade design

The Unyclad® system has been used for its anchor. This system, suitable for ventilated façades, also optimizes its security and thermal and acoustic insulation and ventilation . Each slab is mounted on a fixation clip over an aluminum horizontal profile which also features a roll-over protection system. Each slab is functionally independent. An air cell and projected polyurethane cover over the brickwork completes the insulation.

### **1.2 CEILINGS**

Exterior false ceilings are finished in stone-colored Trespa Meteon® panels. The screwed plates system also accommodates light fittings and roller cupboard installations. This board is especially suitable for outdoor applications as it is weather and pollution resistant.

### **1.3 EXTERIOR FLOORING**

The dark wood warmth and linearity from the inside reaches the terraces and the porch where a specially treated for exteriors Ipé wooden flooring have been placed. The flooring is set on battens using the Exterpak hidden fixation system

### **1.4 EXTERIOR CARPENTRY**

Sliding windows, doors and leaf windows are by Technal. Model Gk was chosen for sliding windows, which are double-glazed and composed of 6 mm colorless panes and a 12 mm dehydrated air cell. Doors, windows and fixed leaves are the Unity model of hidden leaf, which is also double glazed, composed of 6 mm colorless panes and a 12 mm dehydrated air cell. For leaves of larger dimensions there is a three point cremone bolt. This finishing technique provides a high level of acoustic attenuation.

### **1.5 GLASS WORKS**

Parapets are finished in a 10 + 10 mm thick security laminated glass featuring colorless layers of butyric and a stainless steel hand rail anchored to the railing.

Glassworks are the SGG Stadip® model by Saint Gobain, which features several security systems for individuals (glass is attached to a plastic sheet (PVB), reducing accident risk in case of breakage) and for goods (plastic sheet blocks passage). Glasses are attached by rails. At the interior, glass is fixed by means of a plate attached to the glass by screws and protected by a neoprene on both sides and with a structural silicone finishing.

## **1.6 SWIMMING POOL / SPA**

Each property features a single 5 x 2.5 m. outdoor spa, equipped with an autonomous water treatment system, a counter – current system, and a hydro massage and lighting system.

The Ipe wood covers the perimeter, while the pool itself is finished in green gressite. Outside, this material blends with the Travertino marble of the property wall, and interfaces with the garden and wooden enclosure. The stainless steel Extremis shower in a light design completes this area perfectly.

## **1.7 GARDENING**

The house does not finish in the inside: Private empty spaces are delivered completely finished. Luis Vallejo studio was in charge for the design and development of the gardening project which was integrated and involved within the project architecture. Each property has arboreal, shrubs and carpet plants species resulting in a harmonious, visual and aromatic game.

Gardens are equipped with a drip and spay irrigation system and projectors for the ornamental lighting system, specially designed for outdoor conditions.

## **1.8 SOMBRA**

Mairea Proyectos studio was in charge for the design and development of the “Sombra” (Shadow) Project. Sombra is a mobile sun protection system. Its detachable structure is made of tubular stainless Steel. The sunshade upholstery is made of Serge Ferrari Soltis 92. This composite screen bring together thermal and mechanical performances. Being a real heat shield, its exclusive patented technology gives a thin, lightweight while resistant material. Also a guarantee of optimal glare-free visibility on to the outside. Sombra moves easily to have shade where you want it

## **1.9 ACCESS TO THE PARCEL**

Once the fence has been crossed, the house welcomes us from its garden hall. A game of soft species and aromas are present throughout the entire wood path until meeting glass and stone elements. The house reveals part of its intimacy from the start of its outdoor appearance

Metallic fences are interspersed with modules finished in white board. These conceal the supplies cabinet which must be located at the façade. Connecting, and in the same finish, is the property access door and another module housing the mail box and door entry panel.

Frontal structures are of white Trespa Meteon® and stainless steel, providing a clean and stylishly sleek appearance. The non-porous surface resists dirt contamination and provides protection to inclement weather, scratches etc

## 2. INTERIOR FINISHING

### 2.1 FLOORING

The whole of the interior flooring comprises Wengé wood, with the exception of the kitchen, bathrooms and utility room.

#### Dining room, lobbies, halls, stairs and bed rooms

Wengé wooden flooring is laid to the living room, lobbies, halls, stairs and bedrooms, using the English style of mounting the wood over a blanket to reduce vibration transmissions.

#### Bathrooms

Flooring for bathrooms is made of *Carrara* marble selected and polished directly from the factory, cut to size over a board according to the project details. Largest dimensioned slabs reached up to 180 cm. and were mounted horizontally.

#### Kitchen and utility room

45 x 45 cm *Dualgres* compact gressite slabs were chosen for the kitchen and machinery room flooring.

### 2.2 VERTICAL SURFACES

#### Dining room, main room, lobbies and halls

Living room, main room, lobby and hall walls are finished in vertical lacquered panels, settled over hidden battens, finished with a matt stripped aluminum baseboard.

The staircase is made of plasterboard paneling covering the brick wall and finished in smooth matt plastic.

The main room closet comprises a melamine lined board box in a Sycamore tone.

#### Bathrooms

All the bathrooms walls are lined in *Carrara* marble, and feature a silver plated built-in mirror. The marble has been specially selected and cut to size - with dimensions of up to 180 cm.

#### kitchen and utility room

45 x 45 cm *Dualgres* compact gressite slabs in white have been chosen for the kitchen and the machinery room.

#### Bedrooms and other spaces

Bedrooms and all other spaces' walls are finished in smooth plastic painting over a plaster coat.

### 2.3 CEILINGS

Plasterboard false ceiling covered at the junctions are finished in plastic smooth paint. A curtain zone has been also foreseen for bedrooms and dining room.

## 2.4 INTERIOR CARPENTRY

### Access to the house

There is an armored entrance door for pedestrians with a security blocking system. The outside is covered in a compact board, which is lacquered on its inside face. Vehicle access is via the garage door in the basement, operated by remote control on an indoor security blocking system.

### Interior doors

Doors are made of solid lacquered wood, tailor-made with the dimensions of 2.40 m high with steel clamps and Tecnolar of special needles fittings. The kitchen door is made of Stadip® security laminated glass.

### Wardrobes and closet

Fitted wardrobes are tailor made. Wardrobe fronts are lacquered and interiors are covered with melamine boards with a sycamore tone. They are completely dressed with drawers and rail support.

The main bedroom's closet is also equipped with drawers, rails and a multifunctional storage system in a visible mobile structure.

## 2.5 LOCKSMITHING

Visible lock system elements such as handles, finger plates, interior locking, closet pull handles, flush pulls, folding leaf knobs, and door stops are made of satin stainless steel, *Lineal* model by *Antonio Bonamusa*.

## 2.6 . GLASS WORK

Saint Gobain SGG Security glass divides the ground floor environments, kitchen doorway, stair handrail and shower screens. The glass is high security and impact-resistant, resulting in non-cutting fragments in case of breakage.

Ground floor glasses are 10 + 10 mm thick and the shower screen and handrail glasses are 5 + 5 mm thick.

### 3. INSTALLATIONS AND EQUIPMENT

#### 3.1 ELEVATOR

Each property is equipped with a silent, energy saving *Residential Unifamiliar Otis* hydraulic elevator which reaches all floors

#### 3.2 SECURITY

##### Properties Security

Each property has a *Sfera* video intercom control system kit, by *Bticino*. There is a central alarm system with a microprocessor unit system of up to 32 areas, featuring a telephone board for connecting the central unit, volumetric sensors and a homologated siren - as well as via radio buttons for remote connection and warning.

Rooms are also equipped with electrically driven *Gradhermetic* security blinds in models *Alumetic* for the living room and bedroom, and *Alumicolor* for secondary bedrooms. In addition to the independent mechanisms for each room, there is a central opening and closing system at the ground floor. The same system has been pre-installed for curtains and textile blinds.

##### Common areas and property perimeter security

There is a TV monitoring system at the vehicles entrance, and the follow up of the closed-circuit monitoring is carried out by the security guards. In the outside, there are several security fixed cams covering the perimeter, as well as inside the garage - with *Domo* devices.

#### 3.3 VEHICLE ACCES AND GARAGES

Vehicle access reaches the house directly, but only via the common area of the complex. Entrance and exit of vehicles is from the bottom of the site. An automatic gate connects to a common subterranean circulation axis through which we can find each property's garage basement entrance.

Consequently, vehicle circulation is carried out on a direct and comfortable way until reaching the house itself; it is also controlled by the security cabin located at the access ramp. Vehicular access has been set up to provide a safe, efficient and convenient system. These elements have been especially taken into consideration providing them with an immaculate and "effect causing" appearance. Walls are finished in black painting while the automated gates are finished in white, with a colored and large signboard with the number of the house.

Lighting makes this effect game complete. Floor wash lights are positioned on the interior wall perimeters, and a movement activated the spotlight of the property's door. Lighting are based on iGuzzini elements.

### 3.4 CENTRAL VACUUM SYSTEM

The *Sach* central vacuum unit with outlets in every room provides a convenient, clean, silent and effective house maintenance system. It works as an alternative option to the traditional vacuum. An internal PVC piped circuit carries the dust to the central unit, located in the utility room. To activate it, you place a hose at the vacuum output, which looks like a mechanism system.

### 3.5 LAUNDRY AND KITCHEN FURNITURE

The Kitchen is fully fitted with low-level and top-level modules featuring removable drawers, all of which are of large capacity and without pull handles. A tactile halogens set allows working comfortably over the white compacted countertop.

Kitchen is fully equipped with *Gaggenau* induction plate and oven, microwave and an inbuilt dishwasher. It also features an American fridge by *Neff*, and a *Pando* hood.

The laundry in the basements fitted with a *WIQ-1433 SIEMENS* washing machine and a *WTXL-25* dryer machine.

Each floor lobby features mechanisms which are connected to the other floors. Mechanisms at the ground floor also centralize blinds for the whole property.

### 3.6 HEATING AND COOLING SYSTEM

The property features a mixed heating system comprising heat pump and radiators. Radiators are placed at the basement and on the surface floors, and throughout the stairwell Radiators at the surface floors are model *Jet X-HXD* by *Runtal* and model *Dubal* by *Roca* at the basement. All of them feature an independent thermostat to allow a stable and efficient temperature control.

Cold and warm air is emitted from two production devices: for the ground floor, by *Carrier*, and a *Toshiba* with a cold/warm multi-split inverter system for the first floor and the penthouse . This eases an efficient consumption on air generation.. Air is distributed through hidden conduits in the false ceiling. Each room has an independent thermostat and programmer.

Bathrooms feature *Fain* model by *Runtal* towel radiators.

A built-in fireplace has been designed for the Edge type property living rooms.

### 3.7 ELECTRICAL INSTALLATION

Electrical installation is made according to the Low Voltage Electrical Regulation. It comprises a three phase power source installation, several control and protection panels, and independent electrical circuits.

TV, DTTV, UHF and FM antennas are installed for the whole complex, for local and parabolic networks, with transmission lines for each house to reach living rooms, kitchens, bedrooms and terraces. There is also a cable TV distribution line.

Mechanisms and switches are model *Light Tech*, by *Bticino*. There are light regulators of the same model in the dining room and the main room.

### 3.8 PLUMBING AND SANITARY APPLIANCES

Domestic hot water is produced by a *Saunier Duval* individual boiler and a 150 l. thermo-accumulator. Internal conduits consist of insulated copper pipes with an electro solenoid return system in order to achieve higher comfort and efficiency.

Bathroom faucets are by *Hans Grohe*, combining different series and models. For the sink and the bidet, single handle faucets are from *Thalis – s* model. Showers feature a thermostatic faucet by *Axor Starck*. Fixed shower is a large sized *Raindance Air Overhead* model, also by *Hans Grohe*, and features a lateral water jet system. The anti-slip tray is made of *Carrara* marble, and features a perimeter channel for the draining system.

Main bathroom has a *Roca* bath tub with a water/air hydro massage and a self-cleaning system. Its thermostatic faucet is by *Ecostat 1001 SL* and has a *Raindance* teleshower with an extra-large showerhead.

Sanitary appliances are the *Happening* model by *Roca*, in white.

Main bathrooms sinks and counter tops are by *Lagares*, the *PLA* model, and they have been modified in accordance to the architectural specification. They are made from a single *Corian* piece in white. Counter top integrates a melamine covered cabinet, with the same finishing as the other wardrobes and closets in the house, and feature silver plate mirror doors.

The sink in the ground floor toilet has a white steel enamel column, by *Alape*.