

BUILDING SPECIFICATIONS



EVOLUTION

DELUXE APARTMENTS



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FOUNDATION AND FACADE STRUCTURE

- Foundation by reinforced concrete slab.
- Structure composed of pillars, screens and reinforced concrete slabs.
- The entire foundation and structure complies with current regulations.



PENTHOUSE ROOFTOP

- The private rooftop will be flat with an intensive garden area with a Zinco built-in irrigation or a similar one.
- The walkable area is paved with natural stone tiles.
- Private infinity pool.
- The thermal insulation of the inverted flat rooftop will be made of thick extruded polystyrene (XPS) plates and the waterproofing will be adhered to the formation of slopes by means of an adhered PVC sheet.



FACADE

- The main sheet is made of perforated brick masonry with internal lining of a self-supporting structure and double laminated plasterboard with mineral wool thermal-acoustic insulation. It has exterior insulation based on high-thickness mineral wool panels. The exterior is finished with a modular system of anodized aluminum sheet.
- The facade that covers the cores of stairs and elevators consists of a modular system of rectangular anodized aluminum tubes.
- The railings will be built using a prefabricated modular system with a stainless-steel structure and curved composite panel trays finished in anodized aluminum.





WATERPROOFING

- The waterproofing of the terraces will be adhered to the formation of slopes using a plasticized polyvinyl chloride sheet reinforced with fiberglass, heavy-weight felt and SBR adhesive.
- Other areas will be waterproofed with a flexible sheet consisting of a membrane extruded on polyester and polypropylene fibers.
- The bathrooms will be specifically waterproofed with a special polyethylene sheet for waterproofing and a steam barrier.



HORIZONTAL INSULATION

- The thermal insulation of the inverted penthouse rooftop will be made of thick extruded polystyrene (XPS) plates.
- Under the domestic flooring, thermo-acoustic insulation will be placed with synthesized expanded polystyrene (EPS) with a black thermoformed polystyrene protection sheet.

PARTITION



- The separation between dwellings is made by means of a 29 cm system made up of a main sheet of perforated brickwork with a backing on each side made up of a self-supporting structure and double laminated plasterboard with thermal-acoustic insulation based on mineral wool.
- The rest of the interior partitioning is made with a dry system with a self-supporting structure and double laminated plasterboard on each side with interior thermo-acoustic insulation of mineral wool. The exterior plates adapt to the hygrothermal conditions of the spaces, being able to be, for example, resistant to humidity in wet rooms.

CARPENTRY AND GLAZING



- Exterior carpentry with high-end aluminum profiles with thermal break, with a triple-joint sealing system, according to Cortizo models.
- SGG CLIMALIT PLUS COOL-LITE Xtreme 60/28 F2 6+6 glazing with a 16 mm and 6+6 air chamber, with high thermal resistance capacities while maintaining optimal light transmission with low solar absorption thanks to its adequate solar factor.

INTERIOR



INTERIOR CARPENTRY

- Armored access door to the dwelling, with electro-galvanized steel blind sheet and reinforcing omegas, galvanized steel pre-frame with eight anchoring claws, welded hinges with anti-wear bearings. Multi-point lock with silent gears and self-locking with 40 mm bolts, anti-drilling and anti-extraction cylinder protection, anti-card striker. It also has a double weatherstrip, lower automatic mobile threshold.
- Interior doors made of water-repellent MDF with a lacquered finish and stainless-steel fittings.
- The wardrobes are built-in in all bedrooms, lacquered MDF and interior finish.



INTERIOR COATINGS

- Matte washable smooth vinyl plastic paint of the highest quality on laminated plaster walls, both on walls and ceilings.
- The interior false ceilings will be based on laminated plasterboard placed on a hidden galvanized steel structure. The plates will be resistant to humidity in humid rooms. The ceilings will be finished in washable smooth matte vinyl plastic paint of the highest quality.
- Pitted for indirect lighting according to the design.
- Bathrooms will be covered with smooth matte vinyl plastic paint especially for wet rooms and large-format porcelain stoneware.



INTERIOR FLOORING

- Large-format rectified porcelain stoneware flooring with high dimensional precision, high resistance to abrasion and extraordinary resistance to wear. The same material with a C3 non-slip classification will be used on the terraces.

INTERIOR EQUIPMENT



KITCHEN

- INALCO porcelain worktop and doors with aluminum body, with SALICE hinges with brake. LED lighting under furniture with touch sensor. COMPACT HYPER 450 smart corner with pull-out fittings (on floors 1 to 4, and 11 to 17) and pull-out bottle rack. 16 mm internal frame finished in melamine.
- Fully equipped with MIELE brand appliances (oven, microwave, induction hob, refrigerator, dishwasher and extractor hood).



BATHROOMS

- Sanitary appliances of the Duravit brand or similar.
- Rovira brand faucets.
 - The bathrooms are completed with a fixed glass shower screen.



OTHER EQUIPMENT

- Bandalux Z-Box system motorized roller blinds with drawer, with high-efficiency technical fabric and placed outdoors to guarantee better solar control and improve energy efficiency. They are not installed on all windows, but on those that are determined by the design of the project.
- Home automation system that allows coordinated control of temperature, blinds, and communication with access control through a Bticino brand video door entry system.
- Pre-installation of alarm in housing.
- Indirect lighting through LED strips in coves and footlights in living rooms, bedrooms and bathrooms, reinforced with other lighting systems.
- Lighting of terraces through LED strips incorporated into the facade design.



UTILITY LINES

- Interior water distribution network with polypropylene pipe (PP-R).
- Sanitation network through resistant polypropylene pipes, soundproof installation.
- Complete installation of hot and cold air conditioning, underfloor heating and domestic hot water through the SAMSUNG EHS TDM PLUS Aerothermal system. This system does not produce direct CO2 emissions, thus helping to preserve the environment.
- Individual mechanical ventilation system with heat recovery in each home to improve energy efficiency.
- Television, telephone, ethernet sockets in living rooms and bedrooms and fiber optic in living rooms
- BTICINO brand mechanisms, Living Now model.



ELEVATORS

- Main elevator for 8 people and speed of 1.6 m/s.
- A second emergency elevator with the same characteristics.
- Private pneumatic elevator in PENTHOUSE.



ENERGY EFFICIENCY RATING

RENOVABLE (kWh/m ² ·año)		(kgCO2/m ² ·año)	
<19.20 A	17,98 A	<4.40 A	3,05 A
19.20-33.1 B		4.40-7.70 B	
33.10-54.00 C		7.70-12.50 C	
54.00-84.80 D		12.50-19.70 D	
84.80-164.30 E		19.70-44.10 E	
164.30-200.90 F		44.10-48.10 F	

NOTE:
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COMMON AREAS

- Large-format rectified porcelain stoneware flooring with high dimensional precision with great resistance to abrasion with extraordinary resistance to wear and tear, with a C3 anti-slip classification.
- In parking lots and entrances, a reinforced concrete slab floor with a regularization mortar layer with a burnished finish will be used.
- False ceilings made of cementitious plates specially prepared to withstand humid exterior environments.
- The lining of the hall will be made with a modular system based on shaped profiles of anodized aluminum and resin-wood composite. It will have large-format porcelain floors.



COMMON FACILITIES

- Outdoor infinity pool.
- Doorman area and access control.
- Bathroom and changing room in the pool area.
- Outdoor garden area according to landscaping project.
- Access control system with closed circuit video surveillance on the perimeter and garage connected to the Security Service.
- Proximity card reader for vehicle access.
- Pre-installation for recharging electric vehicles.
- Lighting with floor washlight in each parking space.
- Motion detectors for lighting common areas.
- Storage area located on the entrance floor.
- Descaling system.

LOCATION:

SHOW HOUSE

Calle Portugal 9,
Calpe 03710 (Alicante)

COMMERCIAL OFFICE:

COSTA ESPERANZA

Avda. de los Ejércitos
Españoles 20, Local 03
Calpe 03710 (Alicante)
www.costaesperanza.com

CONTACT:

+34 622 811 765
salesevolutioncalpe@gmail.com
www.evolutioncalpe.com



C.I.F: B-67691303