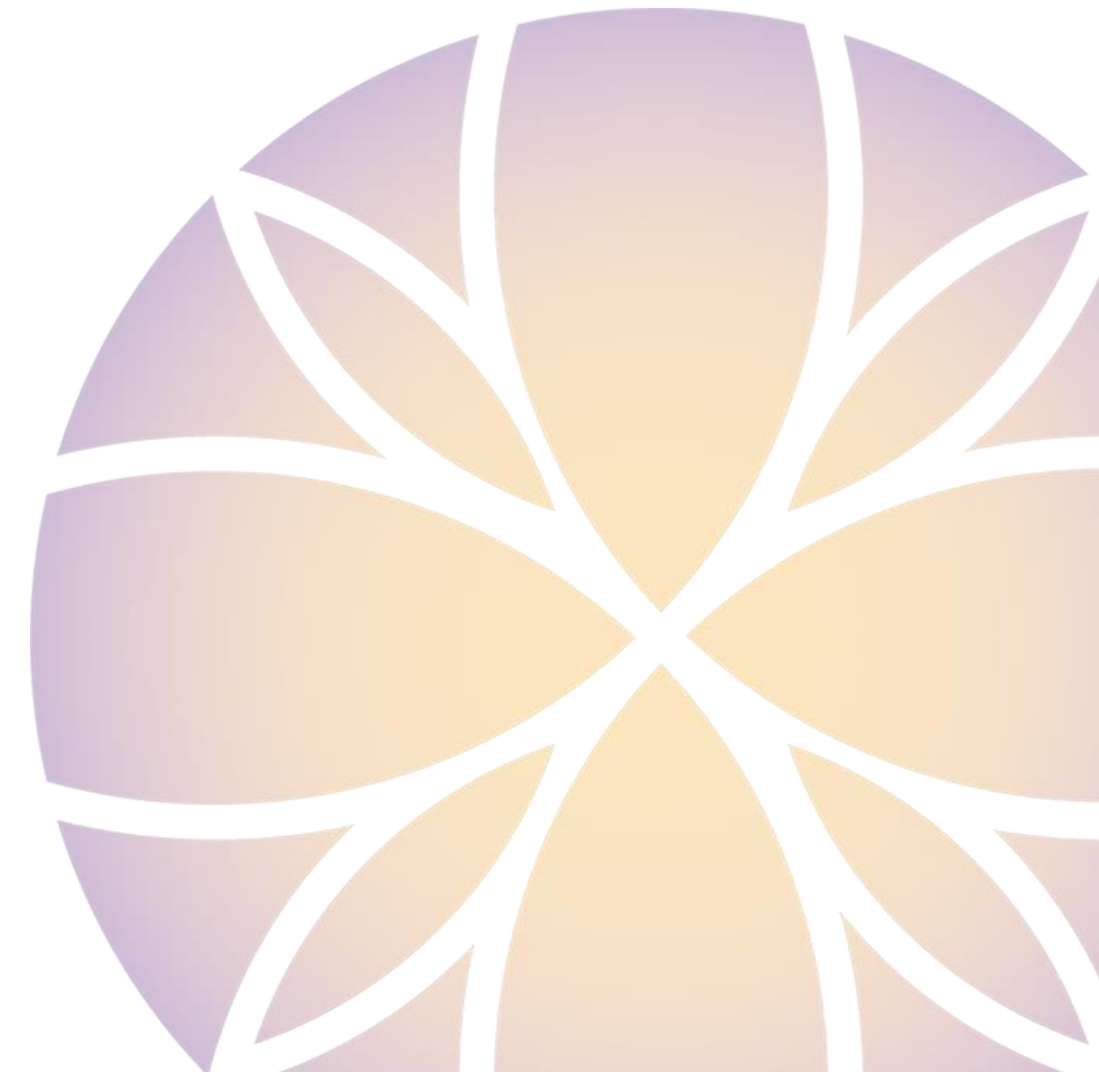




SERENITY

LUXURY VILLAS

Technical Specifications



Structure

Surface reinforced concrete **foundation** (based on isolated footings) or deep (using micropiles).

Light Steel Frame **structure** formed by thin-layer galvanized steel laminated profiles that allow a greater insulation and acoustic comfort based on mineral rock wool and dimensional stability of structure and its great mechanical resistance. With the Steel Frame System, energy consumption is reduced when heating or cooling the housing and water consumption for construction.

Internally finished with a layer of gypsum board (PYL) of 12.5 mm and Q3 finishing level.

SATE type **facade** composed of OSB panel, Tyvek sheet, expanded polystyrene and finished with plaster screeded and floated with smooth white cement mortar in thick layer and terminated with paint for facades. Internally finished with omega profiles of 48 mm and panel of plasterboard of 15 mm.

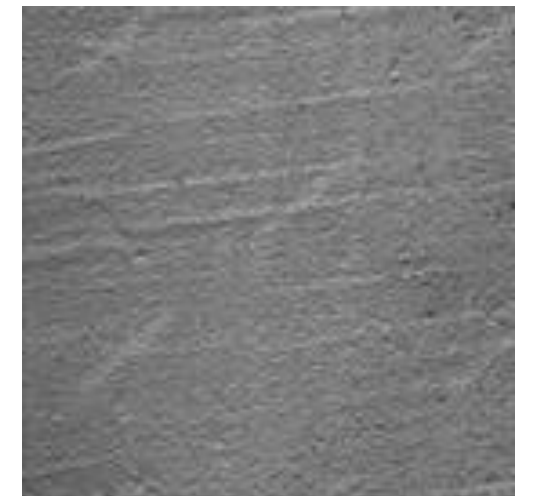
Detailed non-accessible inverted flat **roof** with different parts: slope forming support, vapour barrier, 1.2 mm PVC sheet, 150 gram felt, 50 mm thermal insulation, 150 gram felt and gravel layer cover finish of 2 and 4 cm in diameter and 5 cm thick.

Concrete **plot walls** with textured grey rendering or basalt stone cladding with thickness of 3 to 6 cm.

**Basaltic stone
plot wall**



**Grey rendering
plot wall**



Exterior Carpentry I

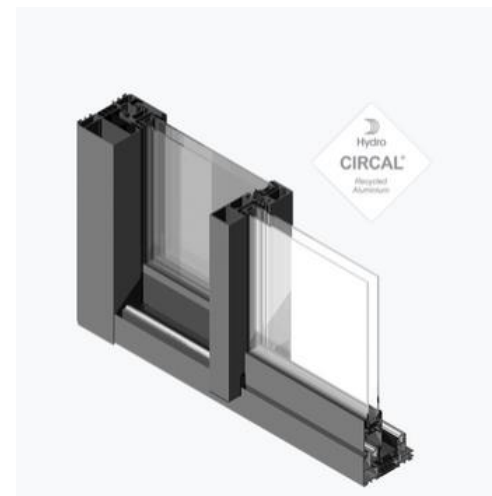
Sliding windows and doors with 100% TECHNAL aluminium profile, model Lumeal Galane or similar with breakage of thermal bridge, stainless steel running rail, with double glazing 6+6 / 12 / 4+4, matt white lacquered (R9010.330).

Sliding doors with lower profile of 34 mm complying with the condition of wheelchair accessibility, also adaptable to an access ramp.

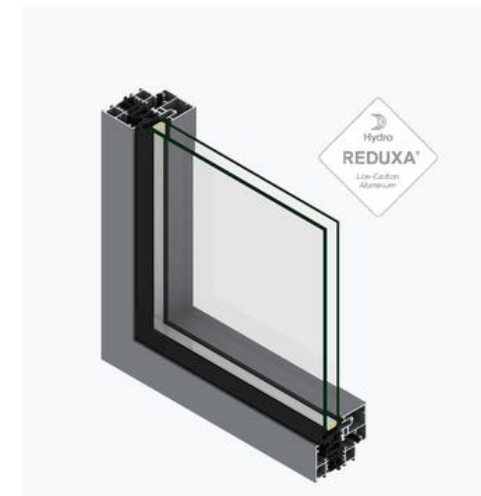
Tilt-and-turn windows with 100% TECHNAL aluminium profile, model Soleal FY 65 or similar with concealed leaf, with logical manoeuvre, with breakage of thermal bridge, with double glazing 5+5 / 12 / 4+4, matt white lacquered (R9010.330).

Fixed windows with 100% TECHNAL aluminium profile, model Soleal FY 65 or similar with breakage of thermal bridge, with double glazing 6+6 / 12 / 4+4, matt white lacquered (R9010.330).

Lumeal Galane Profile



Soleal FY 65 Profile



Exterior Carpentry II

Exterior railings for terraces and plots from Stadip 10+10.2 Butiral extra clear glass with 100% aluminium profile TECHNAL Gypse Glass system or similar embedded with a height of 1.10 m (base + profile + glass). In front of railing plots with stainless steel fixing.

Security access door to housing with uprights with 100% aluminium profile TECHNAL, model Titane PH 65 or similar with breakage of thermal bridge, matt white lacquered (R9010.330) and glazed. Access sheet panelled with Trespa Meteon of Indian Terra Cotta colour or similar of 8 mm on both sides (high pressure decorative compact laminate – HPL, with integrated surface manufactured using technology of Cured by Discharge of Electrons – EBC). Stainless steel handle and three-point security lock on hidden pivots with measurements of 110 x 2900 mm.

Railing Gypse Glass



Titanium PH 65 Profile



**Access door
with Trespa panel**



Locksmith and railings I

Blind pedestrian folding **access door to plot**, smooth, made up of galvanized iron formed by profiles and panelled with 2 mm galvanized iron sheet with smooth charcoal grey paint finish with fixed side for video entry-phone placing, total measurements of 1.30 x 2.20 m. Letter box placed on the plot wall.

One-leaf **sectional garage door** with dimensions of 5 x 2.5 m, two opposing sheets with galvanized steel with polyurethane foam insulation, horizontally grooved charcoal grey finish with safety elements, incorporated ventilation, black handles, closing by automatic latch and two remote controls.

Sliding door for exterior private parking made up of galvanized iron profiles with metallic Z-slats with bent profile of galvanized iron with measures of 5 x 2 m, with charcoal grey smooth paint finish with motor and two remote controls.

Exterior private parking pergola made up of metallic profiles of dimensions of 5 x 6 m, posts and beams of 15 x 15 m with metal upper stringers of 15 x 15 cm, charcoal grey smooth finish.

Pergolas and protective pillars for terraces and porches made up of metallic profiles of galvanized iron of dimensions according model, charcoal grey or white colour.

Access door to plot



Sectional garage door



Locksmith and railings II

Fencing made of metal Z-slats with bent profile of galvanized iron with a total height of 1 m in charcoal grey colour.

Courtyard railing from galvanized iron made up of vertical profiles of 20 x 10 mm with distance between bars of 10 cm and a height of 1.1 m, smooth charcoal grey paint finish.

Interior stair railing from galvanized iron, 1 m height, made up of vertical pillars with maximum distance of 2 metres, 40 mm handrails and horizontal massive rounds of 12 mm diameter with distance of 10 cm. Railing finished with smooth paint of charcoal grey colour.

Exterior stair handrail from galvanized iron, tubular, 40 mm diameter.

Fencing made of Z-slats



Interior Facing

Partition interior with profiles of 70 mm and double 12.5 mm plasterboard plate on both sides and Q3 finishing level, white paint. Acoustic and thermal insulation made of mineral rock wool. In wet rooms – waterproof plasterboard.

False ceiling in all stays made of laminated gypsum board (PYL) of 12.5 mm of smooth board, Q3 finishing level, white paint. In wet room – waterproof plasterboard.

Interior Carpentry

Interior doors of medium density wood, white lacquered with hidden hinge, acoustic rubber, stainless steel crank and magnetized lock. 82 cm leaves in bedrooms. 72 cm leaves in bathroom and lock of type – censure. Step door with fixed height of 250 cm, leaf of 220 cm.

Technical room door made of galvanized sheet, smooth Andreu, paint in white.

Dressing rooms and built-in wardrobes in bedrooms (6 leaves) and entrance hall wardrobe (2-4 leaves) with height of 2.5 m and 2.1m, respectively, of medium density wood, white lacquered with adaptable leaves and integrated handle. Interior finishes of shelves, bar, shoe rack and drawers.

Interior door



Built-in wardrobe



Pavements

Interior porcelain pavement METROPOL Inspired or similar of 75 x 75 cm, white colour, cream or grey, non-slip pavement, C3 type in bathrooms.
Option for bedroom: wood laminate flooring BALTERIO Xperience Flat: Olmo Dakota or Olmo Gijarro or similar of 126,1 x 19,05 cm.

Exterior porcelain pavement METROPOL Inspired or similar of 75 x 75 cm, white colour, cream or grey, non-slip, C3 type.

Porcelain pavement for garage and technical room ONEKER Calzada or similar of 60 x 60 cm, grey colour, non-slip, C3 type.

Exterior private parking pavement of stamped concrete, type – cobblestone.

Porcelain pavement
(interior, exterior)

Inspired White
75 x 75 cm



Inspired Cream
75 x 75 cm



Inspired Grey
75 x 75 cm



Wood laminate flooring
(bedrooms)

Olmo Dakota
126,1 x 19,05 cm



Olmo Gijarro
126,1 x 19,05 cm



Porcelain pavement
(garage, technical room)

Calzada Gris
60 x 60 cm



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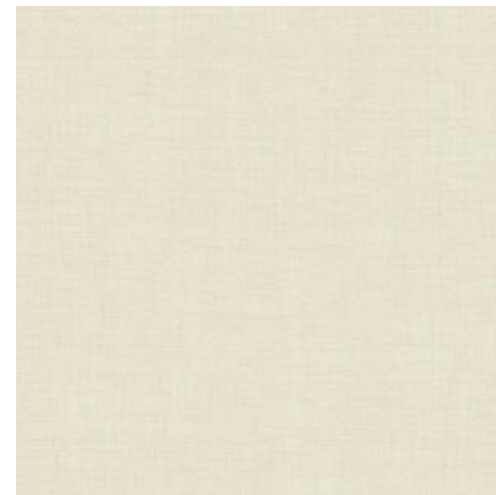
Tiling and Cladding

Bathroom porcelain **tiles** COVERLAM Nexo or similar of 3 x 1 m of ultra-thin thickness of 3.5 mm, beige or grey colour in shower and bath area.

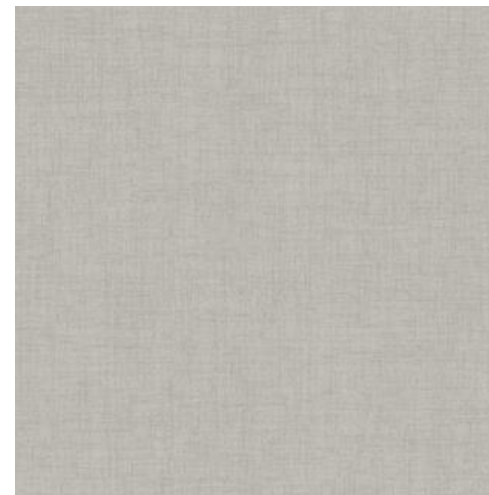
Living room-porch porcelain **cladding** COVERLAM Tempo or similar of 3 x 1 m, grey colour.

Tiling
(bathroom)

Nexo Beig
3 x 1 m



Nexo Gris
3 x 1 m



Cladding
(living room-porch)

Tempo Gris
3 x 1 m





Plumbing

Cold water distribution through cross-linked polybutylene pipe. Circulation and return of hot water by aerothermal energy. PVC sanitation. Wet rooms protected with independent cut-off valve.

In the laundry room, there are **water intake and a drain** for the washing machine, tumble dryer and wash basin.

On the porches and main terrace, **tap water intakes**.

In the kitchen, reverse osmosis **water treatment**.

Bathrooms

In the bathrooms, counter-top porcelain **washbasin** ROCA Inspira* with chrome-plated taps ROCA Atlas*. Polished white quartz vanity top.

In the toilet, porcelain free-standing **washbasin** ROCA Diverta* with chrome-plated taps ROCA Atlas*.

Wall-hung porcelain **toilet** ROCA Meridian*, chrome-plated toilet push-button ROCA PL1 Dual*.

Resin and fiberglass reinforced sanitary acrylic **bathtub** SANYCCES Torino* with chrome-plated taps SANYCCES Kali*.

Shower tray of “solid surface” BATH Neosolid Liso* with chrome-plated taps.

Screen of shower or toilet laminated glass 5+5 transparent or translucent with silver gloss profile ROCA*.

Countertop **mirror** 1,2 m high.

* ROCA, BATH y SANYCCES marks are being considered.

Bathroom washbasin



Toilet washbasin



Washbasin tap



WC push button



Bathtub



Bathtub taps



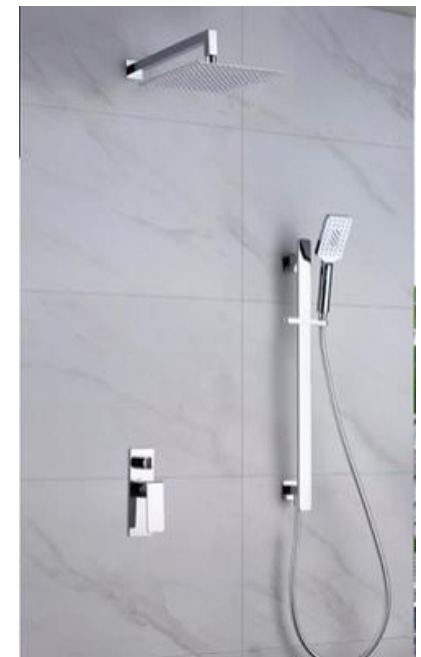
Toilet bowl



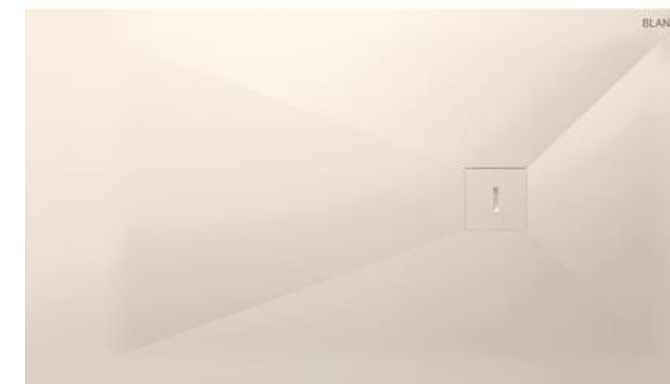
Shower screen



Shower taps



Shower tray



Kitchen

Kitchen furniture GOCOCI Beta with laminated doors, matt white colour, without handle, with white lacquered strips, base in aluminium and LED lighting under kitchen cupboards.

Countertop with cladding and kitchen island in SILESTONE Miami White or similar 2 cm thick and 5 cm plate.

Sink FRANKE Sirius FSS 110-50 or similar with removable taps FRANKE Sirius Pull Out or similar, white colour and chrome.

Household appliances:

- Multifunction oven BOSCH HBA5370W0 in steel or black glass or similar
- Built-in dishwasher BOSCH SMV41D10EU or similar
- Three-burner induction hob BOSCH PUC631BB2E or similar
- American Refrigerator A+ BOSCH KAG90AW204 or similar
- Kitchen hood extractor fan FRANKE Drop FDR 900WH white colour or similar
- Built-in microwave 20L BOSCH BEL554MW0 or similar



Kitchen – household appliances

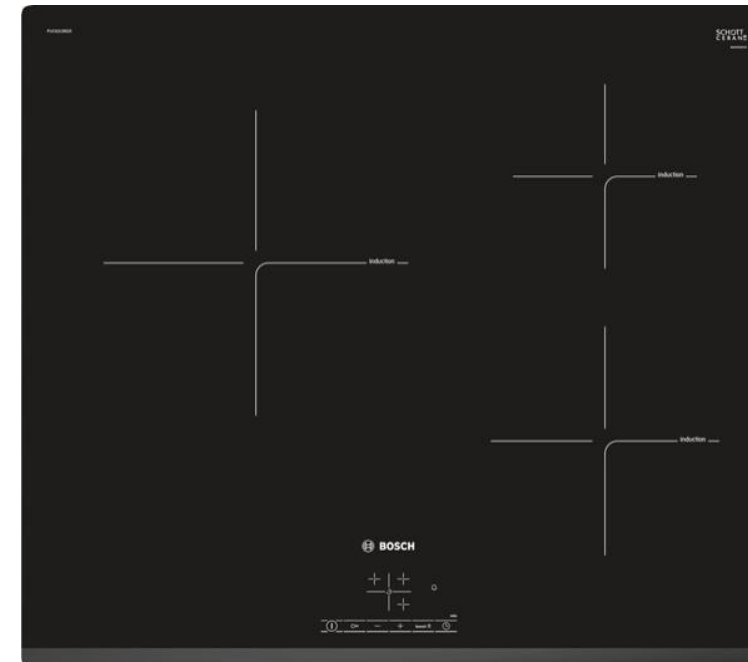
Multifunction oven



Built-in dishwasher



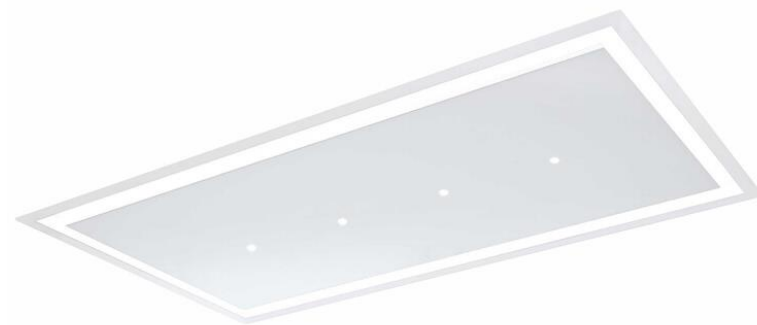
Three-burner induction hob



American refrigerator



Kitchen hood extractor fan



Built-in microwave



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Electricity, telecommunication and lights

Electrical installation according to the RBT.

Three-phase **lift** for 6 people complying with the accessibility condition.

Security alarm with notification to the mobile phone.

Indoor and outdoor **WIFI** connection in all housings and terraces.

Smoke detectors in the kitchen and **flood detectors** in wet rooms with notification to the mobile phone.

Video intercom with control via mobile phone.

Telephone, television and data connection.

Waterproof electrical sockets in porches and main terrace.

Luminaires recessed in each housing, porch, terrace, access area and pool.

- Interiors: Downlight LED o Mini downlight LED, 3000k, white reflector, dimmable
- Exteriors: Downlight LED, 3000k, IP-65 and LED points of signalization on outdoor stairs

Mechanisms and sockets Simon 100 or similar.

**Recessed
LED Luminaire**



Socket



Mechanism



Air conditioning, ventilation, pre-installations

Inverter **air conditioning** with independent temperature control panel:

- Model SAMSUNG ducted with profile embedded in ceiling, in the kitchen-dining-living room and bedrooms on the main floor and first floor
- Model SAMSUNG split in multifunctional basement rooms

PALAU Ozeo Flat H **ventilation with extraction** in the kitchen and wet rooms. Low-profile, low-noise controlled mechanical ventilation that ensures permanent air renewal in homes.

HEPA inlet air filtration to prevent the spread of bacteria and viruses.

Pre-installation of:

- home automation
- security system using cameras and external detectors of movement
- water softener
- three-phase electric vehicle recharge
- decorative overlay lighting (suspended lights...)
- garden lighting
- exterior roller blinds
- pool accessories

Ducted air conditioning



Split air conditioning



Ventilation



Garden and Pool

Garden with low maintenance native plantation with plants like cactus, succulent and palm plants, volcanic rock and gravel bottom, automatic irrigation system.

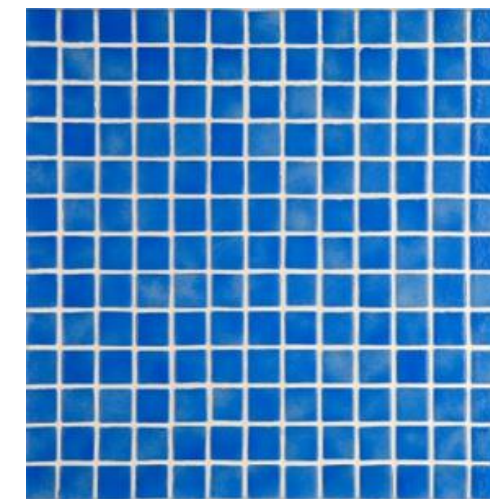
Pool Infinity of gresite EZARRI Azul Niebla 2505-A with non-slip steps, heating, single-lever outdoor shower, 5mm foam cover with manual aluminium hose reel (rectangular pools only) and LED lighting. 32 m² pool with an average depth of 1.4 m.

Outdoor shower in main terrace.

Garden



Swimming pool lining



Pool shower



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