



## SOTAVENTO SUITES

# BUILDING SPECIFICATIONS

### STRUCTURE

The structure of the building is of reinforced concrete. An independent technical inspection body guarantees that the structure is correctly implemented, and it comes with a ten-year insurance guarantee.

### FAÇADE

- The building façade features a modern and elegant design. It is comprised of a 12-cm-thick exterior wall of vibrated hollow concrete block, cavity with thermal insulation, and an interior 9-cm-thick wall of vibrated hollow concrete block.
- Finished with mortar or single-layer mortar with elastomeric paint.
- 8+8-mm safety-glass railings in terraces.

### EXTERIOR JOINERY

- The exterior joinery consists of anodised aluminium sliding doors with double glazing comprised of 4+4-mm safety glass on the outside, a 12-mm cavity and 3+3-mm safety glass on the inside. Double glazing with an air gap considerably reduces hot and cold air exchange and external noise, ensuring a high level of comfort in the interior.
- The exterior joinery in bedrooms features electric aluminium blinds with thermal insulation.

### DIVIDING WALLS AND INSULATION

- The walls between housing units are comprised of a double wall of vibrated hollow concrete block of 9 cm and 12 cm and a cavity with rockwool acoustic insulation.
- To improve the acoustic insulation between floors, all homes are equipped with impact-resistant boards in intermediate floor slabs.



## WALLS AND CEILINGS

- The walls of the hall, living room, bedrooms, kitchen and hallway have a smooth, light-coloured acrylic paint finish.
- In kitchens, the wall surfaces between the floor and wall units have a compact quartz finish, identical to the worktop.
- The bathrooms and laundry rooms feature top-quality stoneware tiles.
- Ceilings have a smooth, light-coloured acrylic paint finish.

## INTERIOR JOINERY

- The main house door has a light grey gloss finish and is reinforced with a security lock.
- The interior doors are smooth with a light grey gloss finish and vertical grooves to achieve a modern and functional look.
- The door fittings match the joinery.
- Fitted wardrobes with sliding doors in a light grey gloss finish, complete with interior dividers and lining.

## FLOORING AND TILING

- Interior flooring is of top-quality rectified stoneware tiles.
- Terraces feature non-slip stoneware tiles

## KITCHEN

- The kitchen comes fully furnished with floor and wall units and top-quality compact quartz worktops. It is equipped with a fridge, oven, induction hob and extractor hood, Bosch brand or similar.
- Single stainless steel undermount sink with single-handle mixer tap.

## PLUMBING AND SANITATION

- Hot and cold water plumbing systems in cross-linked polyethylene pipes.
- Individual domestic hot water with an electric water pump heater.
- Wired for air conditioning.
- All homes have shut-off valves in the interior.



## SANITARYWARE AND TAPS

- Extra-flat resin shower tray with a highly durable non-slip finish.
- The shower area in the master bedroom en-suite bathroom is fitted with rainwater shower heads.
- Top-quality white ceramic designer sanitaryware.
- Single-handle mixer taps, by Roca or similar brand, with a chrome finish and flow restrictors.

## ELECTRICITY, TELEVISION AND TELEPHONE

- All rooms have sufficient sockets and switches, in a top-quality, white flat-design, to ensure convenience and optimal use of all areas of the home. A waterproof electrical socket and a light fitting have been installed in terraces.
- Installed in compliance with the Low Voltage Electrotechnical Regulation.
- Television and telephone sockets in living room and bedrooms.
- Satellite dish, cable and digital TV connections.
- Electric video entry-phone.
- All homes are ready for fibre optic connection.

## COMMUNAL AREAS

- The complex features a swimming pool for adults heated with an electric heat pump and an unheated pool for the children's use and enjoyment.
- The lighting in communal areas is activated by motion sensors.
- The interior of the housing estate was designed to provide an exclusive and independent experience to the future home owners. It comprises private green areas for recreation and appropriately designed and proportioned pedestrian paths.
- Paddle tennis court.

## LIFTS

Building entrances have top-of-the range electric lifts with automatic telescopic doors and are adapted for persons with reduced mobility.

## GARAGES AND STORAGE ROOMS

The buildings have car parks in the basement with vehicle access via a remote-controlled gate. The housing units in each block have direct access to the car park and storage rooms via the lift and lobby.

