

BUILDING SPECIFICATIONS



GOLDEN
— PROPERTIES —

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations with footings, piles and walls.
- Reinforced concrete structure over multiple floors.

FAÇADE

- The exterior façade is finished with rendered cement mortar and smooth white paint.
- There is thermal insulation incorporated into the internal air chamber.

ROOFS

- Inclined roofs with curved roof tiles.

EXTERIOR CARPENTRY

- The exterior carpentry is made of lacquered aluminium with a thermal bridge break (CORTIZO brand). The main bedrooms have motorised blinds on sliding windows. The other bedrooms have manual blinds.
- Double glazing with an air chamber, low-emissivity coating on the south-facing windows, and a laminated structure in areas that are at risk of breakage.

PARTITION WALLS AND INSULATION

- Traditional brick partition walls between rooms and between properties.

FLOORING

- Top-quality porcelain stoneware tiles in all homes and terraces.
- Skirting board inside the homes made of white lacquered MDF, and porcelain stoneware in the bathrooms and terraces.

INTERIOR SURFACES

- The walls in the entryway, living room, kitchen, bedrooms and hall are finished in smooth light-coloured emulsion paint.
- The bathrooms are tiled with top-quality porcelain stoneware combined with areas finished in smooth moisture-resistant silicate paint. The toilets are finished in smooth moisture-resistant silicate paint and decorative wallpaper.
- False ceiling with moisture-resistant laminated plasterboards in bathrooms and kitchen, finished with smooth emulsion paint. Grille in the main bedroom's bathroom for the heating and air conditioning unit.

INTERIOR CARPENTRY

- All properties come with high security front doors. The doors are covered in lacquered aluminium plates on the outside, and inside they are finished in white lacquered wood, with a lock and security hardware.
- The interior doors are smooth, with fixed upper panels reaching the ceiling. They have a white lacquer finish and smooth satin-finish chrome handles.
- Modular wardrobes with smooth doors lacquered in white, lined inside, with a shelf and hanging bar.

KITCHEN FURNITURE AND APPLIANCES

- The kitchen comes with high-capacity cabinets, SILESTONE compact quartz countertops, and a glass splashback.
- The household appliances (NEFF brand) include a decorative extractor hood, ceramic hob, electric oven, microwave, sink, dishwasher, refrigerator and washing machine.

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BATHROOM FITTINGS AND TAPWARE

- The main bathroom comes with two ceramic washbasins on a porcelain countertop with apron. The toilet is made of white vitrified porcelain, and the shower tray is made of white resin.
- The second and third bathrooms have washbasins integrated into the furniture. The toilet is made of white vitrified porcelain. The second bathroom has a steel bathtub, and the third bathroom has a white resin shower tray.
- The toilet room has a white porcelain toilet and washbasin.
- All taps have a chrome finish, an eco-friendly cold-water start and water-saving diffusers.
- There is a mirror in every bathroom, and a transparent glass shower screen.

DOMESTIC WATER, HOT WATER, HEATING AND AIR CONDITIONING

- Cold water: individual supply through separate water meters with polyethylene piping. Cut-off valve in all rooms with plumbing. Water outlet on terraces.
- Hot water: individually produced by means of a 190-litre capacity TOSHIBA aérothermal system.
- Silent high-performance TOSHIBA Di Spa Inverter 110 ducted heating and air-conditioning system.
- Electric towel rail radiators in bathrooms.

ENERGY PERFORMANCE CERTIFICATE

- The energy performance certificate in the project phase has a B classification for emissions and a C for energy consumption, which entails a significant reduction in energy consumption.

ELECTRICITY AND TELECOMMUNICATIONS

- The rooms have grey HAGER mechanisms. The terraces have a weatherproof electrical socket and a light.
- All properties have television, FM and telephone sockets in the living-dining room-kitchen and in the bedrooms. There is also an electronic video intercom system for the opening of the front doors.
- The properties come with a satellite dish for receiving digital channels, and an empty socket ready for the user to install cable television.

COMMUNAL AREAS WITHIN THE RESIDENTIAL COMPLEX

- Surveillance and access control booth located by the pedestrian entrance to the residential complex. Video surveillance system.
- Inside the residential complex there are two separate areas with outdoor swimming pools. In total there are two adult pools and one children's pool.
- There are also green areas with a solarium, umbrellas and sun loungers, with corners for relaxation and leisure. The landscaping uses native species that require little water.
- Wellness-spa area with a glass-covered swimming pool for adults and children, rest area with loungers, shower circuit, Finnish sauna, and toilet and changing room area.
- Gym with natural lighting and sea views. Top-quality porcelain stoneware floors.
- Imprinted concrete paving throughout the residential complex.

ENTRANCE AND STAIRS

- Walls and ceilings finished in smooth emulsion paint or distemper paint, depending on the area.
- All buildings have lifts with automatic doors that are suitable for people with reduced mobility. There is direct access to the basement, where the parking spaces are located.
- The floors and steps in entrances and communal areas are made of top-quality porcelain stoneware.

GARAGES AND STORAGE ROOMS

- Automatic door with remote control for vehicle access.
- The garage has a polished concrete floor with a painted resin finish.
- The walls in the storage rooms are painted white.