



# BUILDING SPECIFICATIONS



**GOLDEN PROPERTIES**

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Scenic will be a reference in the area, not only due to its excellent location and design, but also due to the combination of the best qualities with a professionalized, thorough and studied construction validated by collaborating teams. This result can only be achieved when the construction is part of the vision and mission of the company, and when the technical teams participate in the common philosophy of perfection, innovation and client approach.

## FOUNDATION & STRUCTURE

The foundation has been designed in reinforced concrete, adapted to the regulations of the Technical Building Code for “structural safety”.

The main structure, the porticoes of pillars and beams are developed with one-way slabs or reinforced slabs for all the floors. The stairs will be made with concrete slabs.

This section will be fully supervised by the Technical Inspection Authority.

## FACADE

In order to achieve an optimum climate comfort in the homes, the facade will be conformed by a continuous external coating with thermal insulation, covered with hydrophobic mortars armed with fibreglass mesh and finished with white acrylic mortars.

The interior composition of the enclosures will be formed by a ½-foot thick brick wall, laminated with double plasterboard closings of 15 mm thickness with thermal insulation with glass wool panels, except for bathrooms and kitchens where it will be finished by a porcelain tile cladding.

## ROOFS

The roof of the buildings will be flat and passable, the areas of the roof terraces



will be covered with ceramic tiles. We pay particular attention to the thermal insulation and waterproofing of these areas, so as to eliminate any possibility of thermal transmission or moisture.

## PARTITION WALLS & INSULATION

The internal partition walls are composed by a laminated plasterboard plate system, with two plates of 15 mm thickness on each side of the metal frame, filling the intermediate space with a glass wool insulation. In bathrooms and kitchens, it will be complemented by porcelain tiles on the side of the wet room.

To guarantee the maximum conditions of privacy and thermal and acoustic insulation between apartments, the partition walls between them, as well as the separation walls to the communal areas will be composed by a central core made of phono-resistant bricks of ½-foot thickness, placing on both sides auxiliary metal structures for the mounting of the thermal and acoustic insulation of glass wool, closing it all with 2 plates of 15 mm thick plasterboards in order to obtain maximum soundproofing. In bathrooms and kitchens, it will be complemented by porcelain tiles on the side of the wet room.

Finally, in order to obtain the maximum comfort, the floor slabs of the living areas are soundproofed with anti-impact sheets.

## EXTERIOR CARPENTRY

When it comes to obtain the best thermal insulation standards, we install aluminum frames with thermal bridge breakage that guarantee energy savings, limit condensation and comply with the requirements of the Kyoto Protocol and the Technical Building Code. To this profile, we add a double glass with air chamber and low emissivity with which we will obtain high percentages of insulation.

Additionally, to favor the energy efficiency of the glasses, they will be subjected to an anti-solar radiation treatment.

To obtain the maximum comfort and the darkening in the living areas (living rooms and bedrooms), we will install aluminium roller blinds of the same colour as the carpentry, motorized in the exits to terraces in the master bedrooms and in the living rooms, being an extra the motorization of the rest of the blinds in the apartment.

## INTERIOR CARPENTRY

To ensure maximum security of the complex, the entrance doors to the apartments will be armoured with a security lock and interior finish like the rest of the carpentry.

The interior doors will be solid, plane and lacquered in white with a hidden ventilation system that allows the correct air flow and acoustic insulation according to the Technical Building Code.

Finally, and in order to provide a good storage in each apartment, we will install ample wardrobes with similar finish to interior doors, which will be foldable for greater operability, except for some bedrooms which will be equipped with sliding doors. We will deliver the wardrobes completely finished, i.e. coated inside with

laminated boards finished with textile aesthetics, endowed with drawers and provided with inner shelves for dividing the luggage compartment from the hanging bar.

Those apartments that have a dressing room, these will be equipped with shelves, drawers and clothes hangers.

## FLOORS

The flooring, as one of the most important elements and integrators of the home, will be made of porcelain material of the highest quality, in a 75 x 75 cm white format that will be finished with an elegant 10 cm high white lacquered skirting board.

For the outdoor flooring, on the terraces, we will lay special porcelain material for exteriors with wood effect finish, 180 cm x 30 cm format.

## COATINGS & FALSE CEILINGS

To complete the interior finishes of the apartments, and to complete the floors in the bathrooms and kitchens, porcelain tiles in colours and tones to match the floor are proposed in the vertical walls.



As for the rest of the finishes of the apartments, they will be covered with plastic paint with a smooth finish, in raw white colour for the walls and ceilings of the apartments.

The execution of the false ceilings of the entire apartment will be made up of laminated plasterboard, to be able to accommodate without limitations the air conditioning, electricity, plumbing and lighting installations, with registrable areas for the air conditioning and ventilation equipment.

## KITCHEN FURNITURE & FACILITIES

Our commitment to the client sets the path for the search for a careful design in the composition of the kitchen furniture, harmonizing furniture and appliances. We make a top proposal, collaborating directly with the designers at the manufacturing level, inspired by current forms and marked horizontal lines, taking care of all the details:

- White laminated doors with recess for opening.
- Worktops with compacted board materials type SILESTONE® or similar, integrating a stainless-steel sink with mixer tap of current design of the brand HANSGROHE®.
- Decorative stainless-steel hood.
- Stainless multifunction oven column and microwave.
- Digital induction glass ceramic hob.
- Independent electric circuit for the refrigerator.
- Installation of all large appliances in the kitchen of the brand SIEMENS® (fridge/freezer, microwave, oven,

dishwasher, digital induction glass ceramic hob, washing machine and dryer).

## SANITARY FITTINGS

The bathroom equipment consists of a large-format extra-flat shower tray and/or bathtub, depending on the typology, with stainless steel bathroom screens/dividers and glass sheets in bathrooms, in a harmonious and operational coexistence between both.

The sanitary fittings will be of top brand design, DURAVIT® or similar, in white colours. The sinks will be of minimalist design with compact worktops.



The taps will be of low water consumption of the brand HANSGROHE®, mixer type and thermostatic in showers.

Terraces: Water outlets for irrigation in living room terraces and roof terraces.

## AIR CONDITIONING FACILITIES & HOT WATER FOR SANITARY USE

The air conditioning facilities are the result of a study, in which the considerations of use and comfort of the user of the apartment have prevailed, but without reducing the essential sustainability and energy efficiency in this development.



We will therefore employ a DAIKIN® or similar air-heat pump to produce air conditioning, heating and domestic hot water, achieving maximum energy efficiency. In this way, a responsible and sustainable energy supply is assured, although without renouncing the traditional operability.

The heating is distributed through the apartment by under-floor heating fed from the air-heat pump, except in bathrooms which have electrically powered radiant wire.

The air conditioning (hot and cold) will run through ducts of rectangular shape formed by a rigid panel of high density of

fibreglass, that will serve the living room and bedrooms.

The installation will have an individual temperature control in each apartment through intelligent thermostat control modules.

ALTERMA® hot water system of high energy efficiency and low consumption, with an accumulation capacity of 180 litres to 260 litres, variable according to the apartment typology.

## ELECTRICITY & TELECOMMUNICATION FACILITIES

Telecommunications facilities prepared for the incorporation of cable and digital television, as well as broadband installations on fiber optics to each home. TV and telephone sockets in living rooms, kitchens and bedrooms. They will be provided with the basic and necessary installation for TV connection in the living room and solarium terrace.

Recessed lighting included in all the rooms of the apartments through downlights in the ceilings.

Video entry system with camera in main access controls to the urbanization.

The lighting control mechanisms in general will have a steel colour finish of the NIESEN® series.

Luminaires will be provided in outdoor areas with LED lamp fixtures.

Special power outlets for charging electric vehicles shall be provided in the garages.

## HOME AUTOMATION SYSTEM & ALARM

The apartments will have a basic home automation integration system:

- Detection and control of water leaks in kitchen and bathrooms. Smoke detection in kitchen.
- Volumetric presence detectors.
- General shutdown of all the lighting of the electrical circuit of the apartment with switch situated in the entrance hall.



The apartments will be fitted with an alarm system connected with a control booth operated by an automation controller located in the hall of the apartment.

## FACILITIES OF COMMUNAL AREAS

The urbanization will be completely gated in its perimeter by a metal fence of vertical elements according to the project design, on the main facade, matching blind walls. Pedestrian entrance with access for disabled people and several vehicle entrances depending on buildings and basement floors. Installation of CCTV around the perimeter and in strategic areas of the urbanisation, with centralization in the control booth. Low energy and high efficiency lighting in all communal areas.

Automatic control of the ignition of the communal areas in function of the natural lighting and of the presence detection for security reasons. Installation of a digital terrestrial TV capture system. Urbanization and communal gardens:

- Pedestrian walkways and for vehicles.
- Outdoor swimming pool for adults and for children in communal area.
- Fitness area and multipurpose room.
- Changing rooms fitted with showers and toilets.
- Landscaped areas in interior paths of exquisite design with selected outdoor materials: plants, stones, paths, lighting...

## AIMING TO OBTAIN THE BREEAM® INTERNATIONAL CERTIFICATE

Our commitment to the search of quality excellence and the implementation of current standards of sustainability and energy efficiency leads us to obtain the BREEAM® certificate for new residential construction, being among the first residential complexes in Spain to opt for this certificate.

This option, which by far exceeds the Spanish legislation on all regulated aspects, will involve the incorporation of multiple criteria of sustainability and energy efficiency, whose practical consequence is a clear commitment to bioclimatic solutions, responsible and sustainable, a greater comfort in the use experience and a significant reduction in energy consumption.

