

Célere  
● **DOÑA JULIA**  
Casares

# Construction standards and qualities



Homes that innovate your life

## • Structure

The structure of the building is made of reinforced concrete with lattice slabs. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a 10-year insurance policy.



## • Facade

The facade of the building has an elegant and avant-garde design, and finished using a mortar coating in white and ceramic coating according to the project.

The terraces are fitted with safety glass.

## • Exterior carpentry

The exterior carpentry is lacquered aluminium with thermal bridge break, grey on the outside while white on the inside. The double glazing comes with an air chamber significantly reducing exchanges of cold-heat energy and external noise, ensuring comfort in the interior.

All bedroom windows have aluminium shutters in the same colour as the carpentry, with thermal insulation.



## • Partitions and insulation

The separation between dwellings is by means of traditional solid brick partitioned walls, with laminated plasterboard on both sides and mineral wool insulation on each side.

The interior divisions between different rooms of the same dwelling are with laminated plasterboard with internal insulation. In damp areas, anti-humidity is used.

For a quiet life without noise, all dwellings have an anti-impact sheet between intermediate floors.

## • Floors

With regard to floors, the hall, living room, bedrooms and corridors are stoneware porcelain tiles with skirting in DM white veneered.

The bathrooms, toilet, kitchen, laundry and terraces are stoneware porcelain tiles.





## • Vertical and horizontal walls

The walls of the hall, living room, bedrooms, kitchen and corridor have a smooth finish with a light-coloured plastic paint.

The bathrooms and laundry rooms are covered with a ceramic stoneware tile.

All rooms have laminated plasterboard false ceilings, except where the air conditioning and ventilation machines are where the ceiling will have easy access.

The ceilings are finished with a smooth white plastic paint.

## • Interior finish carpentry

The main door to the dwelling is reinforced, white in colour with horizontal grooves and has a satin chrome doorknob.

Interior doors are white in colour with horizontal grooves and have chrome satin coloured door handles.

Wardrobes are modular, white in colour with folding doors, horizontal grooves and chrome satin coloured handles. Interiors are lined with shelves and hanging bar.



## • Kitchen furniture and home appliances

The kitchen is equipped with high capacity upper and lower cupboards and a quartz worktop. The sink has a single mixer tap.

Home appliances includes:

- Extractable or decorative stainless steel extractor, depending on type.
- Ceramic hob
- Stainless steel multifunctional oven.
- Stainless steel microwave
- Refrigerator in stainless steel.
- Integrated dishwasher
- Washing machine.

## • Sanitary ware and taps

Bathrooms are equipped with a white integrated washbasin and a white shower tray. The toilet in both bathrooms is vitreous white porcelain. The main bathroom is also equipped with a white porcelain bidet. All taps have a chrome finish with a single-handle and jet economizer.

We complete the bathroom equipment with mirrors and electrical outlets for the electric towel radiator.





## • Heating-air conditioning and hot water

Air conditioning is installed with heat pump, through air ducts with impulse and return grids.

Solar thermal energy supposes a great reduction of energetic consumption and CO<sub>2</sub> emissions, this is why solar panels are installed in your home, to cover the demand for sanitary hot water with the support of an electric boiler.

## • B energy rating

Dwellings have a B Energy Rating which means a reduction in CO<sub>2</sub> emissions and a significant reduction in the energy demand of the building (heating, cooling and domestic hot water).

This rating is achieved through the adoption of the following measures:

- ✿ Greater thermal insulation obtained by improving the thermal envelope by duplicating the facade insulation, improving the roof and separations with common areas, the carpentry with thermal bridge breaks and incorporating solar controlled glass.
- ✿ Ventilation of dwellings, moisture-regulating system:
  - Controlled mechanical ventilation of dwellings.
  - Continuous ventilation of the dwelling by means of extraction conducted from bathrooms and kitchen and admission by bedrooms and living rooms.
  - Carpentry with micro ventilation position.
  - Reduce energy consumption in the dwelling with respect to minimums required by regulations.
- ✿ HVAC system in homes: Dwellings have an individual system of high efficiency air conditioning ducts, with grilles in living rooms and bedrooms, with indoor unit in false ceiling of the bathroom, and an exterior unit.
- ✿ The production of sanitary hot water, by means of an electric boiler with centralized accumulation, is supported by solar thermal energy which reduces energy consumption and therefore reduces CO<sub>2</sub> emissions. Solar panels provide 60% coverage for heating sanitary hot water.

This rating results in an estimated 80% energy saving and consequently an important economic saving, in comparison with dwellings that have an F energy rating.



\* Calculated estimate of the energy saving of a typical 95m<sup>2</sup> house with a B rating with respect to a dwelling with an F rating, in accordance with the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in July 2015; and other regulations that complement and / or could replace it.

\*\* Guaranteed minimum savings in domestic hot water consumption (DHW) in the whole building, based on its location and the minimum occupation values according to the applicable current standard.



## • Electricity and telecommunications

The quality fittings have a flat design and are white in colour, sufficient to ensure optimal use of each of the surfaces that make up the dwelling. A sealed electrical outlet and light point are provided on the terraces.

Dwellings have TV, FM and telephone sockets in all rooms except bathrooms. Also, there is a video intercom entry system for external access doors.

Dwellings come with a satellite dish installed for the reception of digital channels and cable TV is also installed.

## • Plumbing

All dwellings have an interior stopcock.

A water tap is installed on all terraces.



## • Common areas

The project has a large saltwater pool, landscaped green areas, gym and social-gourmet room. All fully equipped and exclusively for the community.

In the social gourmet there will be WIFI connection available.

The promotion will have a cardio protected space, consisting of the installation of an external defibrillator of Cardio Guard Systems to be used in the event of a cardiac emergency.

## • Lifts

Entrances to buildings have an electric lift with automatic doors and suitable for people with reduced mobility. The doors are made of stainless steel on the ground floor and all other floors including the basement of block 5 are made of painted sheet metal.



## • Garages and storage rooms

Buildings 1 to 4 have surface parking for vehicles, access will be with automatic door operated by remote control.

Building 5 has underground parking, vehicle access is through automatic door operated with remote control. Underground parking and storage rooms can be accessed by using the lifts.

Storage rooms are painted white and the floors are finished with stoneware tiles.

Surface and underground parking comes with pre-installation for recharging electric vehicles in compliance with regulations (ITC) BT 52.

## • Building entrances

Entrances will have a combination of materials to give a nice elegant area for accessing your home.

Also, the walls will be finished with a combination of a light coloured smooth paint and wall vinyl.

The master key combination provides security and comfort in access to common areas.

