

General -

- 81 Residential units
- 4 Commercial units
- 6 Stairways
- Parking: basements -1/-2
- Commercial spaces: Floor 0
- Premium apartments: Floor 5-6
- Penthouses: Floor 5-6
- Gross floor area above ground 11,400 m²
- Gross floor area below ground 5,580 m²

Overview -

Product

Representative residential commercial and building. High- end properties

Layouts

The apartments are organised in different typologies of one, two, three and four bedrooms, and integrate generous and very bright living areas with fine quality finishes. Large private terraces, gardens and rooftops. The six floor layouts surround a central core where the ground floor is freed to a private access garden.

Facades

Facades displaying distinctive and varied volumetric compositions. The differing building's patterning of each facade is generated by assembling the balcony units and elements in varying sequences, while maintaining a cohesive design language throughout, showcasing unique textures and materials.

Garage - Parking

Basement screens - galvanized steel profile structure. Phosphate paint coating. Pavement: trowelled concrete finish.

Construction typology -

Reinforced concrete structure, diaphragm walls, pillars and solid slabs.

Characteristics

Reinforced concrete foundation slab
Concrete type: HA-25-B-30-IIa + Qb
Steel type: B-500-S / B-500-T
Concrete screen walls 45cm, depth 16m.
Double grided, diameter 12cm

The structure is comprised of concrete pillars across all floors except for the central core which is supported by screens. Waffle slabs and concrete slabs are the horizontal structural elements.

Concrete type: HA-30-B-20-IIIa Steel type: B-500-S (corrugated bars), B-500-T (electrowelded mesh).

Features

Three types of interior finishes: Raw, Vanity & Island

CEILING HEIGHTS

Ground floor 2,60m / Commercial units 3,00m / Clear heights Floors 1-6 2,60m
Installation ducts 2.40m / Bathrooms 2.30m.

PERMISSIBLE LOADS

Residential zones 5'00 Kn/m² Stairways 3'00 Kn/m²
Terraces and balconies 2,50 Kn/m²

Facades -

Appearance
Glass Fibre Reinforced Cement (GRC)
Solid GRC panel. Dimensions: 3,000x2,000mm. Weight: 30-45 kg/m²
Thickness: 10-20-30 mm

Solar shading: Low-emissivity glass

Joinery: Minimalist anodised aluminum joinery with thermal break

Enclosing
The building's enclosings are resolved using glazing systems and double layered plasterboard chamber with thermal insulation
Facade's exterior cladding is panelled with Solid GRC panels

Communal areas -

Pool and solarium
Large concrete style pool with a glass walled front
Homestone Grey tiles - STN ceramics
Pool surface 78m²
Lounge area, toilet, shower and changing room

High-tech gym
Exposed concrete style walls
Heavy duty interlocking gym flooring
High-tech gym equipment by Technogym
Gym surface: 60m²

XO wellness
Sauna: 3 levelled sauna. Wall boards, beechwood and elements. 220x250x226.5cm
Interior finishes: HEMLOCK Softline
Steam room:
Profi Klafs Steam room 220x220x225cm
Enamelled ceramic tiles / Natural stone tiles

XO Lounge
Indoor/outdoor lounge space with on-site cafe
Homestone Grey floor tiles 1,00x1,00m - STN ceramics
Organic moss wall

Modular stainless steel plate structure with an internal safety glass enclosure.
Homestone Grey floor tiles 1,00x1,00m - STN ceramics
Garden seating area and concrete bioethanol firepit
LED lighting

Pavilion
Exposed concrete walls
Reception bar
Intercom system
Electric swinging door
Surface: 45m²

Hallways and stairs
Concrete style finish
Homestone Grey floor tiles 1,00x1,00m - STN ceramics
LED sensor lighting in stairs

Parking
Basements -1 and -2
On-site access
Controlled garage parking with 114 parking spots
Pre-installed electric charging stations for every parking space

High-tech security system & porter
24 hour porter and security service (CCTV)
coverage to communal areas

Doors -

Access door
Standard armoured apartment access door S1 SECU COMPACT, 210x90 cm.
Composed of a welded reinforced steel structure and a high security multipoint lock with 5 points of 18 mm bolts. Anti-bumping cylinder and uncopyable key with property title. Concealed hinges, adjustable in 3 dimensions.

Interior doors
1 leaf Interior door hinged on the vertical axis, flushed in partition outer face. 210x80cm free passage. Lacquered in matt white - RAL 9010. Concealed stainless steel hinges recessed in the swinging frame. Lock: TESA series 130

Windows and blinds -

4 joinery types for windows-
1. TECHNAL UNICITY window and balcony: Hinged window in extruded aluminum alloy AW-6063/AW-6060. Anodizable quality according to EN UNE 38-337 and T5 tempering. Frame and blade of 85mm depth
2. Sliding window LUMERAL GA by TECHNAL
3. Guillotine HYLIN large format aluminum window, guillotine type with 1 moving leaf. Low-e tempered and colorless solar glass
4. Large format Hyline 40 sliding window. Aluminum door with 2/3 sliding panels (one rail), dimensions 2500x6000mm. Low e-tempered and colourless solar glass, warm-edged with argon gas. All carpentry elements are complete and include crystals, galvanised steel subframes and/or auxiliary tubes for support and assembly. Fittings in the same color as profiles, guides, drainage channels AISI 304 stainless steel Integrated flooring, 'air-inlateral' aerators.

Blinds
Solomatic Blinds - 80 System Profil; adjustable shutter
Self-supporting motorized exterior blind system for direct mounting to the window frame. Collection cords (grey) with edge protection and UV protection
Thermo-lacquered extruded aluminum skirting and guide rails
(77 x 27 mm). Weatherproof/soundproofing system

Energy Performance Certificate
A certified building

Geothermal energy
Installation for community lighting

Rainwater collection system:
Rainwater tanks (located at the basement) guaranteeing water efficiency for pools and irrigation.
Alarm system
Installed and integrated

Cellar and storage
Individual underground cellars for every apartment

Bicycle storage room

Communal rubbish collection room

Special features -

Building systems -

Air conditioning

Air conditioning system by ducts. 2-tube fan coils with EC Inverter pressure engine - Aermec

Heating

Underfloor heating ALB sistemas across all rooms. Quick set-up, uniform heat distribution, low operating temperature and saving energy consumption. Temperature control in all rooms (LOXONE integration).

Consumption costs are distributed according to individual spending.

Building technology - Home automation

Integrated LOXONE system for domestic automation including lighting, temperature and heating control through an in-built sensitive surface with five touch zones and click feedback in every room. - LOXONE touch air. Intelligent automation through Smartphone App control. **Further integrations like multiroom audio, security and blinds control amongs many others are possible.*

Ventilation

Ventilation system, recuperators - S&P

Illumination

Energy efficient LED lighting

Security

Access control Alarm, CCTV
CCTV system across communal areas, monitored through the residential access gate.
Fire detection and warning system

Elevators

Aspe Trivium Flex Adapt + electric elevator
(no machine room). Capacity: 11 people / 8 people. 900 Kg. Cab: 1400x 1400mm. 6 stops and 9 accesses with double boarding. LED lighting.

Interior finishes -

Flooring

Impact-proof laminate placed underneath the flooring. Fonolless 8008 PP
3 different types

Raw

Floating floor with radiant heat on noise reduction mat. Homestone Grey floor tiles 1,00x1,00m - STN ceramics

Vanity

Floating floor with radiant heat on noise reduction mat. Herringbone oak wood parquet in natural colour. - Surco

Island

Floating floor with radiant heat on noise reduction mat. Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics

Interior partitions - Walls

14 cm perforated ceramic brick wall, laminated on both sides, formed by a 70mm structure of wide galvanized steel sheet profiles. Partition formed by two 15mm thick PLADUR® plates, N type, water-repellent in humid areas. Level 1 (Q1) cladding. Matt plastic painting finished walls. Drop ceilings

Special features - Art wall

Raw: Exposed concrete style walls
Vanity: In-built large picture frame 1,00 x 1,20m
Island: Organic moss wall

Baseboards

Orac - DX163-2300 square

Bathrooms -

Bathroom walls

3 different finishes

Raw

Flooring: Homestone Grey floor tiles 1,00x1,00m - STN ceramics
Tiling 1: Black and white gloss tiling 7.5x30cm - Baldocer
Shower tiling: Homestone Grey floor tiles 1,00x1,00m - STN ceramics

Vanity

Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
Tiling 1: Black and white gloss tiling 7.5x30cm - Cerámica Ribesalbes S.A.
Tiling 2: 90x30. Neve Satin Rectificado - Baldocer

Island

Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
Tiling: 90x30. Neve Satin Rectificado - Baldocer

Basin

Raw: 1. Mounted worktop sink with 2 washbasins 160cm - 15cm front and sides (master bathrooms). Resin cement finish, Lower shelf resin finish. 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Vanity: 1. Solid surface sink 160cm, with two washbasins 50x50cm, in white. (master bathrooms). 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Island: 1. Mounted sink New Zero 125x50cm

over wooden worktop 160x550cm / two washbasins 50x50cm (master bathrooms).
2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Bathroom fixtures

Texturized fixtures mod. Via tortona - Gessi
#149 Finox (Raw and island lines)
#299 Black XL (Vanity line)

Bathtubs

In-built bathtub mod. Cube 170x80cm
In-built bathtub mod. Serena 140x70cm / 160x70cm
Fixtures: Emporio mod. 18638 - Gessi
Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable).
Fixtures: Via Tortona mod. 24942 - Gessi

Toilets

Wall-hung satin white toilets 55x35cm - NewFlush Catalano
Cistern Ref. 54611 finish 239 - GESSI

Showers

Two-way thermostatic shower mixer (*master bathrooms only)
Showers: mod.44830 - Gessi
Headshower and handshower Via tortona
#149 Finox (Raw and island lines)
#299 Black XL (Vanity line) - Gessi

Glass enclosures

Raw: Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm).
Screen fittings similar to 149 Finox
Anthracite switches.

Vanity: Smokey glass shower and toilet screens (2.10-2.30cm). Matt black finish screen fittings similar 299 Black XL. Anthracite switches.

Island: Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm).
Screen fittings similar to 149 Finox
White switches.

Kitchens -

Individual style full-equipped kitchen. Set up according to apartment layout - By Espacio Home Design

Appliances

Fridge/ Freezer - KFN 7714F Miele
Wine fridge - KWT 6321 Miele
Induction hob w/integrated extractor - KMDA 7634 Miele
Oven - Pureline H2840 Miele
Dishwasher - G 5050 SCVi Active Miele

3N1 filtered steaming hot water tap L3N1C -

Insinkerator. Designed and manufactured in Italy.
2.5 litre tank capacity, push down safety lever with self-closing hot water handle that's easy to grip.

Kitchen islands

3 different finishes

Raw: Brushed Gris Balear stone

Vanity: White Carrara marble
Island: White snow Krion

Cabinetry

Raw: Lacquered wood in dark grey colour
Vanity: Lacquered wood in white colour
Island: Lacquered wood in white colour

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