



**WE BUILD YOUR HOUSE, SO YOU  
CAN MAKE IT A HOME**

**Condes de Aragon Saragossa**  
**BUILDING SPECIFICATIONS**



**acciona**

**Inmobiliaria**



# First impressions do count

## 01. FAÇADE

Facing ceramic brick façade with internal thermal insulation system to reduce energy demand.

## 02. EXTERIOR JOINERY

Thermally broken lacquered aluminium frames to feature micro-ventilation system.

Climalit double glazing with vacuum chamber for greater energy efficiency and enhanced comfort. Thermal aluminium roll-up shutters to match frames and French doors to feature lower laminated glass pane.

## 03. ROOFING

For maximum thermal insulation, inverted flat roof to feature built-up asphalt roofing system (double layer) and thermal insulation system.

Gravel finish in non-trafficable areas and non-slip frost-resistant flooring in trafficable areas.

# Your house from top to bottom



## 04. FOUNDATIONS AND FRAME STRUCTURE

Reinforced concrete frame structure. Basement structure to feature concrete screen wall system.



Section to be entirely supervised by the Technical Control Agency.

## **05. COMMON WALLS**

Party walls within the apartment to feature laminated plasterboards and internal mineral wool insulation, for greater thermal and acoustic comfort. Plasterboards to be water resistant in wet areas.

Common walls between apartments to feature double laminated plasterboard and metal structure with internal insulation and steel sheeting to favour thermal and acoustic insulation.

## **06. INTERIOR JOINERY**

Reinforced front door with security lock. External side to feature varnished wood veneering.

Internal door panels to be glazed or to feature white lacquered smooth wood grain finish, and to include chrome-plated ironwork.

**Built-in wardrobe** door leaves to feature white lacquered smooth wood grain finish. Light-colour melamine lined modular interior to include hanging rail and upper shelf.

## **07. FLOORING**

Laminated raised wood flooring in the entrance hall, hallway, living room, and bedrooms.

Kitchen, utility room and bathrooms to feature porcelain stoneware flooring.

## **08. CEILING**

Laminated plasterboard suspended ceilings throughout, except in the utility room.

## **09. PAINT**

Walls and ceilings to feature smooth flat water-based paint (soft colours).



# Comfort at its finest



## 10. LIGHTING

Extra flat LED downlights in the kitchen, corridor and bathrooms.

## 11. DOMESTIC HOT WATER AND HEATING

Domestic hot water and heating system to feature a high energy-efficient gas boiler, located on a designated room on the roof. Individual supply meters to be provided in each property.

Modular aluminium radiators to feature thermostatic valves in the living room and bedrooms, for individual room temperature control. Electric radiator towel rail in bathrooms.

Domestic hot water supply to be supported by a solar energy system (solar thermal panels) to promote additional energy savings.

## 12. AIR CONDITIONING

Property to be fitted with fibre ducted air conditioning system, with air discharge grilles in all rooms, save for the kitchen, circulation areas and bathrooms; and to feature inverter indoor unit located in suspended ceiling in secondary bathroom.

## 13. PLUMBING AND SEWERAGE SYSTEMS

Plumbing system (domestic hot/cold water) to be compliant with applicable regulations, and to feature insulated polyethylene pipes, to draw on their great resistance to any type of water, PVC drains, and soundproof downpipes. Each property to be provided with main stopcock, and shut-off valves in kitchens and bathrooms.

## 14. ELECTRICITY

Electrical system and degree of electrification in compliance with Low Voltage Electrotechnical Regulations.

## 15. TELECOMMUNICATIONS

Systems within the properties to be compliant with Telecommunications Infrastructures Regulations and to include CATV, satellite dish, terrestrial digital aerial, and wiring system for cable TV.

System to further boast TV & telephone sockets in living rooms, kitchens and master bedrooms, and video intercom system.

**True beauty lies  
within**



## 16. KITCHEN

Kitchens to be fully fitted with **decorative cooker hood, induction hob, dishwasher, oven, microwave, fridge, and washing machine** (BOSCH or similar, and with 'A' energy efficiency rating).

Kitchens to be further fitted with base and wall units, compact quartz countertop (Silestone or similar), and stainless steel sink with low-flow single-handle taps. Walls to be coated with flat water-based paint.

Porcelain stoneware flooring (**PORCELANOSA VENIS** or similar) throughout.



## **17. MASTER BATHROOM**

High-quality modern design sanitaryware (**JACOB DELAFON** or similar) to feature white vitreous porcelain finish.

Vanity washstand and decorative mirror above washbasin. Dual-flush toilet to reduce water consumption. Shower to be fitted with shower base, thermostatic taps, and glass shower screen.

Taps to be fitted with aerators (**RAMON SOLER** or similar) to reduce water consumption.

Recessed energy-efficient LED light fixtures.

Ceramic wall tiling and porcelain stoneware flooring (**PORCELANOSA** or similar.)

## **18. SECONDARY BATHROOM**

High-quality modern design sanitaryware (**JACOB DELAFON** or similar) to feature white vitreous porcelain finish. Pedestal washbasin to be fitted with single-handle taps, and decorative mirror above washbasin. Dual-flush toilet to reduce water consumption.

Bathtub to be fitted with thermostatic taps with aerator (**RAMON SOLER** or similar) to reduce water consumption, and glass screen.

Recessed energy-efficient LED light fixtures.

Ceramic wall tiling and porcelain stoneware flooring (**PORCELANOSA** or similar.)





## Let's get together in the common area

### 19. COMMON AREAS

Building's lobby to be decorated with high-grade materials and to feature natural stone cladding and flooring, and decorative paint.

Landings to boast natural stone flooring.

LED lighting with presence detection system and timer unit.

Development to feature **playground area, gym, community room** and **outdoor terrace** for the exclusive use of residents.

### 20. GARAGE AND STORAGE ROOMS

Garage to feature concrete flooring with flintstone finish.

Firefighting system to be compliant with applicable regulations.

Motorised garage door operated by remote control.

### 21. LIFTS

Lifts to feature automatic lift cabin doors and dial-up system. Security code/key required to access each floor.



# Homes that protect you and the environment



ACCIONA—as one of the most sustainable companies in the world—is committed to delivering **sustainable BREEAM® accredited** schemes.

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