

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



 **Playa Azul**
Costa Ballena

BUILDING SPECIFICATIONS

 **acciona**
Inmobiliaria

A simple red line-art icon of a door with a handle.

First impressions do count

01.FACADE

To reduce energy demand, façades at **Playa Azul** are to feature double-skin brickwork and thermally-insulated air chamber. Two-coat final finish on cement mortar to be finished with flat water-based paint, which is highly resistant to marine environments.

02.EXTERIOR JOINERY

Thermally broken lacquered aluminium frames, for enhanced thermal performance. Aluminium roll-up shutters with blown-in thermal insulation in bedrooms. Double glazed units to feature acoustic insulation for greater energy efficiency and enhanced comfort. Enclosure in utility rooms and kitchens to feature lacquered aluminium frames, in line with the remainder of framework, for improved and energy-efficient envelope system. Railings in exterior terraces to be metal and transparent glass with corrosion-resistant finish.

Secondary rooms on ground floor to feature metal bars and framework in living rooms to be fitted with security lock.

03.ROOFING

Roofing to vary depending on location and use; built-up roofing above living area to feature thermal insulation, in line with the remainder of the building envelope.

Ground floor outdoor common area to boast pedestrian promenades; cycle paths; driveways; precast concrete paving units; well-tended landscaped areas; and textured, moulded-through colour trowelled concrete finish or treated finishes, as appropriate. Areas located on lower buildings to feature waterproofing treatment via asphalt sheeting. Non-slip ceramic tile flooring and matching skirting board in apartment terraces to be waterproofed by applying an asphalt dressing.

Residential units located on the top floor, and boasting an exterior living space, to feature non-slip stoneware flooring to be slightly sloped for rainwater drainage. Accessible roof intended to house systems to be non-trafficable inverted flat roof with aggregate finish.

A simple red line-art icon of a staircase.

Your house from top to bottom

04.FOUNDATIONS AND FRAME STRUCTURE

Reinforced concrete foundations to be compliant with applicable regulations and requirements for the scheme's latent defects insurance.

Earth-retaining structure via structural concrete walls to meet requirements in relation to the scheme's latent defects insurance.

Vertical and horizontal load-bearing structure to feature pillars, and waffle slabs or one-way slabs, as appropriate.

05.COMMON WALLS

Party walls within the apartment to be a drywall system comprising laminated plasterboards anchored to the building structure by means of a metal load-bearing system, and to include thermal and acoustic insulation. Areas adjacent to wet rooms to feature moisture-proof plasterboards.

Common walls between apartments to be a drywall system and to include thermal and acoustic insulation on both residential units.

Areas adjacent to wet rooms to feature moisture-proof plasterboards.

Partition system between apartments and common areas to be a drywall system with thermal and acoustic insulation on the side facing the residential unit, and common section to be finished with laminated plasterboard. Areas adjacent to wet rooms to feature moisture-proof plasterboards.

06.INTERIOR JOINERY

Reinforced front door to feature intermediate steel plate and smooth-two-sides lacquered finish, and to include anti-jemmy hinges, security lock, spyhole and pull knob.

Solid one-leaf or two-leaf interior doors to feature white lacquered finish and aluminium. Master bedroom and secondary bathroom doors to include door latch. Doors to living room to be glazed.

Prefabricated block wardrobe units ready to be built in, featuring white hinged door leaves, lined interior, upper shelf and hanging rail.

07.FLOORING

Porcelain stoneware flooring throughout. All rooms, except for bathrooms, to feature matching skirting board.

Non-slip stoneware flooring on terraces and in utility rooms.

Ceramic stoneware wall tiling in master bathrooms, and tiled walls in secondary bathrooms. Backsplash between kitchen base and wall units to feature decorative tiling.

A-brand ceramic tiling throughout.

08.CEILING

Laminated plasterboard continuous ceiling throughout. Accessible suspended ceiling in secondary bathrooms or rooms intended to house systems.

09.PAINT

Walls and ceilings to be coated with plain flat water-based paint (white or soft colour).

Comfort at its finest



10.LIGHTING

Light fixtures in outdoor areas to be in line with the overall design. LED light fixtures for overall development lighting in order to reduce energy consumption.

11.DOMESTIC HOT WATER / HEATING & AIR CONDITIONING (HVAC)

Domestic hot water supply to be supported by an outdoor energy catchment system that uses the energy present in the environment for water heating purposes (one single energy consumption, i.e. electric power consumption). The use of such system results in greater energy savings than with conventional systems and simplifies the usual facilities by aligning the necessary energy supply and the electricity supply.

Property to be further fitted with HVAC system (for cooling and heating) with temperature control system.

Air discharge units to be located within the apartment, and outdoor units to be mounted on the roof.

Air flow distribution (in air conditioning mode) via properly insulated ducts, and discharge and return air grilles in designated rooms.

Refrigerant to be ecological.

12. PLUMBING AND SEWERAGE SYSTEMS

Plumbing and sewerage systems to be designed in accordance with the supplying company's criteria, and in compliance with the prescriptions and rules established by applicable regulations.

13. ELECTRICITY

Electrical system within the properties to be compliant with applicable regulations, and to feature the relevant degree of electrification as provided for in Low Voltage Electrotechnical Regulations.

14. TELECOMMUNICATIONS

Electrical system within the properties to be compliant with applicable regulations, and to feature the relevant degree of electrification as provided for in Low Voltage Electrotechnical Regulations.

True beauty lies within



15. KITCHEN

Fully-fitted kitchen to include cooker hood, glass ceramic hob, oven, microwave, and kitchen sink with single-lever taps. Kitchen to further boast quartz countertop and backsplash between base and wall units. Walls to be coated with soft-colour flat water-based paint.

16. MASTER BATHROOMS AND SECONDARY BATHROOMS

Bathrooms to be fitted with modern design sanitaryware in white and to include pneumatic dual-flush toilets, to reduce water consumption. Master bathrooms to feature bidet, washbasin and large-format shower base. Secondary bathrooms to boast washbasin, and bathtub or shower base—depending on the type of property—. Taps to be low-flow and single-handle, and to be fitted with aerators for reduced water consumption. Mirrors to be placed above washbasins in master bathrooms.

Let's get together in the common area



17. COMMON AREAS

Building's lobby to be decorated with high-grade materials; floors and walls to be ceramic tiled or to feature natural stone cladding and decorative paint. Landings in above ground floorspace to feature ceramic or natural stone flooring, in line with lobby's design. LED light fixtures to be fitted with presence detection system and timer unit. Residential complex to boast a number of leisure facilities, including three swimming pools—two for adult use and one suitable for children—. Sports facilities to include two paddle tennis courts, one petanque court and pedestrian promenades. Low water consumption plant species native to the area to grow in the scheme's landscaped grounds. Irrigation system to be fitted with zoned valves for water supply control.

18. GARAGE

Garages to be located on the development's below ground floorspace (basements). Road access to be provided via the primary driveway or via designated secondary driveways. Garages to be further equipped with pre-installed charging points for electric cars.

Garage to feature mechanically trowelled concrete flooring. Below ground floorspace to also boast storage rooms, communal mechanical rooms, firefighting system fitted with CO² level control, and light fixtures fitted with a timer unit.

19. LIFTS

Electric lifts to feature automatic telescopic opening doors and energy-efficient specifications.

Homes that protect you and the environment



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