



Playa Azul

Cádiz | Costa Ballena

Technical specifications



1 | FAÇADES

Façades designed to reduce the energy demand of the home, made with exterior ceramic tile, busbar, thermal insulation, intermediate air chamber and interior plasterboard lining on the substructure with internal insulation. The final finish on the exterior will be made with single-coat mortar and finished with siloxane paint.

2 | EXTERIOR CARPENTRY

Featuring exterior carpentry in lacquered aluminium with thermal bridge break as an improvement to thermal insulation, the system includes aluminium slat roller blinds in bedrooms with injected thermal insulation and has double glazing to reduce noise and improve energy efficiency and well-being.

The railings on the external balconies of the façade are made with corrosion-treated metallic profiles and transparent glass.



3 | ROOFS

Different types of roofs are built according to their location and use, and thermal insulation is provided in all areas with lower living areas.

The terraces of the homes will have non-slip ceramic tiles and skirting made of the same material, which has been waterproofed ahead of time via an asphalt treatment system.

On the top floor, homes with an outdoor area will be built with non-slip stoneware flooring with slopes for draining rainwater. In the case of technical roofs intended to shelter installations, the construction solution will be a non-trafficable inverted flat roof finished with loose aggregate.

4 | FOUNDATION AND STRUCTURE

The foundation and structure of the buildings are built with reinforced concrete and come with a ten-year warranty.

5 | INTERIOR DIVISIONS

The interior divisions of the home feature a dry partition system composed of laminated plasterboards anchored to the load-bearing substructure, incorporating thermo-acoustic insulation in all cases. In areas bordering damp rooms, the panels will be damp-proof.

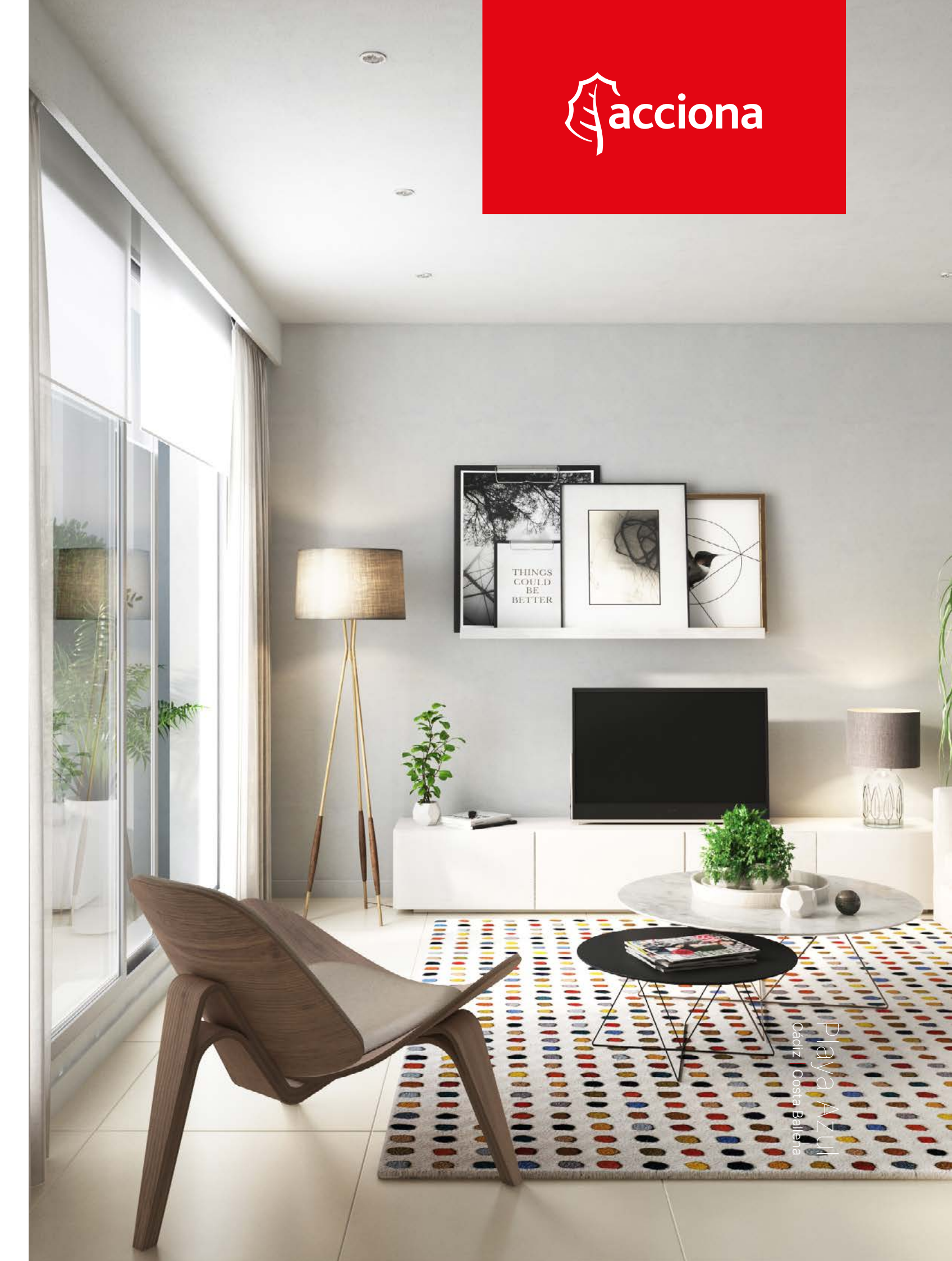
The gaps between homes will be fitted with dry partition walls, with a double finishing panel on each side of the home anchored to a double supporting substructure with the incorporation of thermo-acoustic insulation, as well as an intermediate panel between the substructures. In areas bordering damp rooms, the finishing panels will be damp-proof.

6 | INTERIOR CARPENTRY

Security entrance door with white finish on both sides. Anti-pry hinges and security lock, peephole and doorknob.

Interior doors will be opaque with white lacquered finish and metal fittings. The main bedroom and secondary bathroom doors will include a lock.

The block-type wardrobes are modular, feature hinged doors and are lacquered in white. The interior is lined and has a luggage compartment partition and hanging rail.





7 | FLOORING AND TILING

The flooring in the interior rooms of the homes is tiled with porcelain stoneware on anti-impact sheets to improve acoustic insulation. All rooms except bathrooms and kitchens are fitted with the same material.

Terraces are paved with non-slip stoneware tiles.

The bathrooms walls will be tiled in combination with areas of plastic paint.

Kitchen walls will be painted with white or light-coloured plastic paint.

8 | CEILINGS

The entire house will be fitted with a laminated plaster system for ceiling cladding. In secondary bathrooms, or rooms that shelter installations under false ceilings, there will be a removable ceiling or drop ceiling.

9 | PAINT

Solid plastic paint on walls and ceilings in white.

10 | LIGHTING

Lighting will be installed in the main porches and outdoor terraces in accordance with the design of the complex, and the general communal lighting will be fitted with an LED system to improve energy consumption.

11 | HOT WATER / AIR CONDITIONING / HEATING

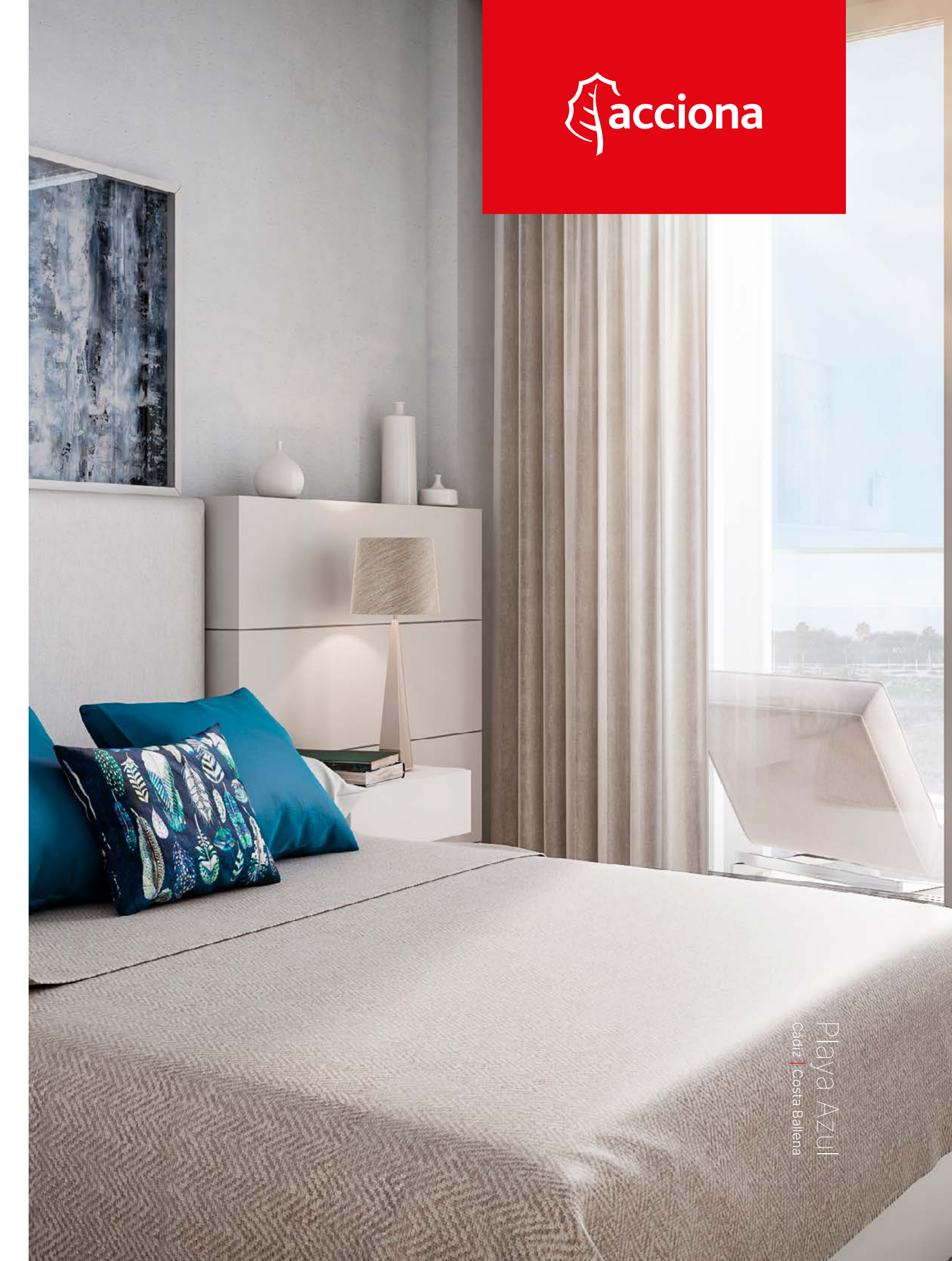
For the domestic hot water production system, there is an aérothermal system that is integrated with the air-conditioning system by means of a heat pump. This system represents an energy saving measure compared to other more conventional systems and simplifies the usual installations by reducing the necessary energy supply to the electricity supply.

The air-conditioning and climate control system of the home will allow users to regulate temperature using cooling and heating modes.

The drive units will be located inside the homes, while the compression units will be located outside the homes.

Air distribution in air-conditioning mode will be performed by means of duly insulated ducts and supply and return air grilles in each room.

Provision of tap on the rear façade of home.



12 | ELECTRICITY AND COMMUNICATIONS

The home is equipped with the services regulated by the Information and Communication Technologies (ICT) Infrastructure Regulations and its electrical installation will have the electrification rate in accordance with the standards in force.

Each home will have a built-in video door entry system with colour screen and a connection to the outdoor panel.

All terraces have power sockets for outdoor use.

13 | KITCHEN AND UTILITY ROOM

The kitchen fittings include upper and lower units finished with quartz composite worktop including induction hob, fridge, dishwasher, extractor hood, sink with mixer taps, oven and microwave. The kitchen front between the upper and lower units and between the cooking zone and the extractor hood shall be finished in quartz, the same material as the worktop.

The utility room has a washing machine.





14 | MAIN AND SECONDARY BATHROOMS

The bathrooms have white fixtures with a modern design.

Toilets have a double flush mechanism to save water and a pneumatic lid.

The main bathrooms have a bidet, sink and large shower, as appropriate. They also have a shower screen and a backlit anti-fog mirror.

One of the secondary bathrooms of each home will have a washbasin accompanied by a backlit anti-fog mirror and a bathtub or shower, as appropriate, with a screen. In homes with a third bathroom, the bathroom will have a sink and a bathtub or shower, on a case-by-case basis.

All taps will be single-lever taps including flow-enhancing aerators to reduce water consumption.

15 | COMMON AREAS

The ground floor hallways and entrances to the buildings have been decorated with ceramic floor and wall tiles, mirrors and decorative paint.

Ceramic floor tiles will also be fitted in the ground floor hallways to match the design on doorways.

The lighting in all these rooms will include LED lights with timers and/or presence detectors zoned by floor.

The development is equipped with various leisure and entertainment facilities, including a community hall, a children's playground, two adult swimming pools and a children's paddling pool.

The sports facilities include two paddle tennis courts and one pétanque court.

There are also toilets around the facilities for use by the Community of Owners.

Communal gardens for exclusive use of ground floor homes will have irrigation and grass.

The outdoor common area features pedestrian walkways, roads and vehicle access, landscaping and modular cobblestone paving, coloured textured concrete in mass or landscaping depending on the location.

All landscaped areas will be decorated according to landscaping criteria, using preferably autochthonous and low water consumption trees and plants. The irrigation network will be equipped with water supply control facilities and zonifiable valve mechanisation as a measure to improve water consumption.



16 | GARAGES

Garages are provided in basements below ground level. Road access is via the corresponding main or secondary entrances with mechanised gates operated by remote control. Pre-installation of charging facilities for electric vehicles will be provided for 10% of spaces.

The paved area in basement car parks will be made of mechanically trowelled concrete, and in the area below ground level there will be storage rooms and communal technical rooms, a fire-fighting system with CO2 level control and timed lighting.

17 | LIFTS

Electric lifts with automatic telescopic opening doors will be installed. Lifts will have efficient energy characteristics. Their route includes the basement floor of each block.



18 | ENVIRONMENTAL AND SUSTAINABILITY MEASURES

The development will be awarded the BREEAM® sustainable seal.

BREEAM® promotes more sustainable construction that has an impact on economic, environmental and social benefits for all people linked to the life of a building.

ACCIONA INMOBILIARIA incorporates the guidelines of the BREEAM® sustainability protocol in all its developments nationwide.



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