

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Oliu** are open plan, integrated into the living room design. The kitchen units have an oak-coloured veneer, and the worktop and splashback are in a pale-coloured compact quartz.

Equipped with appliances by **Siemens**, with oven, induction hob, and extractor fan, as well as an integrated refrigerator and dishwasher.

There is a single stainless-steel sink with a vertical mixer tap by **Tres**.

Upper cupboard units are offered as an optional extra.



BATHROOMS

The bathrooms will include a suspended unit with a wood finish and countertop washbasin or an integrated washbasin. Recessed taps are by **Tres**, model *Class*. Mirrors are also included with preinstallation for retro illumination.

Shower fittings are recessed, and by the **Tres** brand, model *Class*. Shower tray at floor level with glass shower screen. Suspended WC by **Ideal Standard**, model *Tesi*, in the main bathroom, and a floor-mounted recessed WC in the guest bathroom, or a suspended model.

The bathrooms will have floor-to-ceiling tiling with ceramic tiles by **Saloni**, model *Petralava* in 60x30cm format.



INTERIOR CARPENTRY

Access to the home is via an armoured security front door. Interior doors are lacquered in white and have a magnetic closing system.

The fitted wardrobes will have the same characteristics with a melamine textile finish lining and include a luggage shelf and hanging rail. All hanging hardware is stainless steel or matt silver aluminium. Door handles, locks, and drawer handles are in the same material.





EXTERIOR CARPENTRY

Exterior carpentry is brown coloured. Windows and patio doors have a thermal break. Insulating double glazing throughout the dwelling, with safety glass to living room patio doors.

The homes will have motorised rolling shutters to the rear façade and Mallorcan-style shutters on the bedroom windows to the main façade.



FLOORING

The same porcelain tile has been chosen for throughout the interior of the homes, by **Saloni**, model *Petralava*, in 60x60cm format and with Natural Ivory finish.

Terraces will have the same tile in its non-slip version.



FACILITIES

Each home has air conditioning with a hidden split unit installed in the false ceiling and diffusion via grilles with thermal regulation in each room. There is also mechanical ventilation to renew interior air flow.

All Homes will have an individual **aerothermal heat pump system** to produce domestic hot water. There is also **renewable electrical energy** production via a communal **solar panel** installation to cover part of the building's energy consumption. There is also a communal **water softener**.

Low consumption LED lighting package installed in each home according to the project plans.

Telephone and TV-TDT-SAT sockets in living room and bedrooms. Terrestrial TV antenna and satellite dish.

The building also has the required insulation to walls, roofs, and windows to obtain a high **energy efficiency rating "A."**





EXTERIORS

Exterior communal areas have a pool with lighting and a shower. There are landscaped gardens which prioritise endemic species, with a drip irrigation system.

Each home has a parking space in the basement. All parking spaces are equipped with conduit for the pre-installation of an electric outlet, facilitating the future installation of a car charging point.

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