



THE SAPPHIRE - BUILDING SPECIFICATIONS

STRUCTURE

- Foundations with reinforced concrete slab. Reinforced walls in perimeter of basements.
- Vertical structure (columns and staircases), will be of reinforced concrete or steel, depending on the case. Horizontal structure using solid slab reinforced concrete floors

DRAINAGE NETWORK

- Using PVC pipes, sound-proofed for elbow-joints and down-flow pipes in dwellings.

ROOF

- Inverted flat roofs on rooftops, synthetic wood flooring or non-slip porcelain stoneware floor tiles or high-quality large-format sintered stone, depending on the room and according to Design.
- Gardened roof area with automatic watering system and drainage grids, according to Design.
- In common areas, inverted flat roofs tiled with non-slip porcelain stoneware, according to Design.

BUILDING FAÇADES

Depending on the area defined in the Design, these will be composed of:

- Façade finished in natural stone or ceramic stoneware over brick walls rendered on the outside, with a thermal insulation layer. The interior will be rendered with mortar and backed with a self-supporting double layer of plasterboard, which will be finished on the inside face according to the design and the room.

- Brick walls on rendered with mortar and painted on the outside. The interior will be rendered with mortar and backed with a self-supporting double layer of plasterboard, which will be finished on the inside face according to the design and the room.
- Minimalist top-quality aluminium window and door frames, colour to be chosen by the Architect. Glass panels will be either fixed or sliding according to the Design and double-glazed.
- Terraces between apartments will be separated with a frosted glass panel, mounted on an aluminium frame.
- The entire building will be thermally and acoustically insulated in line with current regulations and is designed to be able to obtain the “Nearly zero-energy buildings” Class A classification under the Technical Building Code on Energy Savings – Carbon Dioxide Emissions, and Non-Renewable Primary Energy Consumption Class B.

WINDOW FRAMES

- Top-quality minimalist exterior frames, colour to be chosen by the Architect, sliding, fixed or hinged, depending on the case, to allow for wide open spaces.
- All frames will be to high standards of water tightness, wind-resistance and security, all top quality.
- Low-Emission Double-Glazing with Solar Control and Thermal Insulation, providing a high level of luminosity and comfort in the rooms.
- Clear, tempered glass parapets mounted on aluminium frames and stainless steel fastenings, the design to be decided by the Architect.
- On common landings, metal handrails or tempered glass banisters mounted on aluminium frames and stainless steel fastenings, according to the Design.
- Façade areas with aluminium sun-shade elements (wood-like texture) for solar and visual protection, according to the Design.
- Penthouse terraces with Pergolas, according to the Design.

INTERIOR DIVIDING WALLS AND SUSPENDED CEILINGS

- Self-supporting dividing walls composed of a galvanised steel structure with thermal and acoustic insulation between and a double laminated plasterboard sheet on each side.

In bathrooms and kitchens this plasterboard will have special waterproofing treatment.

- Walls between dwellings of brick with thermal and acoustic insulation and backed with a double plaster panel on each side.
- Laminated plasterboard false ceilings with perimeter recessing and strip LED lighting with casing, according to Design.

CARPENTRY

- Security reinforced entrance door, 2.4 m high, special lacquer finish for exterior. Interior with lacquer finish in colour to be decided by the Architect.

Concealed hinges and steel anchor-points. Pre-installation of electric lock and security lock cylinder.

- Room doors 2.4 m high. Lacquer finish, colour to be decided by the Architect, or glass, with concealed hinges and high-quality steel fittings, according to Design.
- Wardrobe fronts to match the doors, large-size, with hinged doors lined on the inside, with a set of drawers in bedrooms, shelf and luggage shelf and interior lighting.
- Top-quality handles, fittings and door-stops, to be defined by the Architect.

FLOORS

- Carefully designed flooring in common areas on ground floor and basements with cobble-style floors.
- Bedroom floors in large-size, multi-layer wood laminate panels.
- High-quality, large-size porcelain stoneware or sintered stone floor-tiles in living room areas, corridors and kitchens.
- High-quality, large-size porcelain stoneware or sintered stone floor-tiles, with colour combination and tile format to be decided by the Architect, non-slip system in bathrooms, with built-in shower with carefully designed semi-concealed drain.
- Terrace floors of non-slip high-quality, large-size porcelain stoneware or sintered stone floor tiles at the same level as the interior of the dwelling. In apartments at swimming pool level and penthouse level the terrace floor will be of top-quality synthetic wood decking or similar, combined with high-quality, large-size porcelain stoneware or sintered stone floor-tiles.
- Carefully designed skirting, flush with wall, with a lacquer finish in white to match the woodwork.

WALL COVERINGS AND FINISHES

- Common areas on ground floor and basements will have walls which combine areas of natural stone or porcelain stoneware, with paint-finished areas, according to the Design.
- Common areas leading to apartments on upper floors with brick walls rendered with mortar and painted and natural stone or porcelain stoneware, according to the Design.
- Entrance halls, living rooms and bedrooms walls finished in smooth-finish plastic paint.
- Kitchen walls finished in plastic paint. The area between upper and lower kitchen units will be finished in porcelain stoneware, sintered stone or the same material as the counter-top.

- Carefully designed bathrooms, combining high-quality, large format porcelain stoneware or sintered stone wall tiles with areas finished in plastic paint. Fog-free mirrors to be chosen by the Architect.
- False ceilings in laminated plasterboard finished in smooth-finish plastic paint with grilles for ventilation and air-conditioning.

SANITARY EQUIPMENT AND TAPS

- High quality glazed white porcelain sanitary fittings. Floating toilets Villeroy&Boch, Duravit, or similar, with cistern built into wall, with Geberit or similar flushing system to be chosen by the Architect.
- Single or 'his & hers' washbasins built in to cabinet, to be chosen by the Architect.
- Top-quality glazed ceramic bathtubs.
- Shower trays recessed into floor, with concealed drain grid.
- Consumption-efficient taps Dornbracht, Iconico, Hansgrohe, AXOR or similar of the highest quality, in bathrooms.
- Tempered glass shower screens with stainless steel frames and fittings, according to be chosen by the Architect.
- Carefully designed electric radiator-towel rail in master bathrooms, to be chosen by the Architect.

ELECTRICITY AND TELECOMMUNICATIONS

- Top-quality light switches. The colour being at the client's choice.
- Television and telephone sockets in all rooms except bathrooms.
- Home automation installation: Touch screen, ON/OFF Lights, blinds, ON/OFF climate control and under-floor heating, ON/OFF Ventilation and Intruder Detection. Remote control from your remote device, using the App.
- The video intercom integrated into home automation, receiving calls on mobile device using the App.
- Building access control using personalized card connected with concierge's office or similar.
- High-quality light fittings in kitchens and bathrooms. LED strip lighting in recesses in suspended ceilings of bathrooms, living rooms, corridors, bedrooms and terraces.
- Lights activated by presence detectors in common areas and garages.

PLUMBING AND HOT WATER

- All of the cold and hot water installation fitted in accordance with current regulations, with top-quality pipes for cold water and heat-retaining for hot water.
- Hot water production provided by aérothermal system with an individual back-up accumulator tank to cover all the needs of the dwelling.
- There are water taps to install showers and garden watering systems on private terraces, according to Design.

CLIMATE CONTROL

- Energy produced using an aérothermal system which provides heating and air conditioning.
- Heating distributed by under-floor heating system, sectorised for sections of the apartment according to the Design.
- Air conditioning distributed through false ceiling, produced using a hot and cold air pump and an individual digital thermostat for sections of the apartment according to the Design.
- The ventilation system includes interior humidity control and heat recovery according to Spanish Regulations.

KITCHEN

- Equipped with top quality Bulthaup b3, or similar, according to Design and kitchen distribution. Kitchen appliances by Gaggenau, or similar: Combi fridge-freezer, oven and microwave cooking column and dishwasher. The kitchen will also have an induction hob with compact extractor fan by Bora Pure or similar, plus Bulthaup sink and counter-top.
- Laundry area with a Bulthaup b1, or similar, appliances (washing machine and dryer) by Siemens or similar.

COMMON SERVICES

- Communal electric lift stopping on all floors, high-spec Orona, or similar: panoramic and low sound-emission.
- Concierge's office and access control, information and security centre, connected to the dwellings. Video surveillance and control of common areas.
- Gardening areas at building entrances, according to the Landscaping Design.
- Outdoor communal infinity/overflow-type pool with saline chlorination, showers, relaxation areas with sea views and direct access to the beach.
- Indoor area with heated winter pool, sauna, multi-purpose room, changing facilities and a gym for personal training, opening directly onto the garden and the access to the beach.
- Gourmet lounge and wine cellar lounge for events, opening onto the garden and the access to the beach.

- More than 2,500 square metres of community gardens, carefully designed to include areas of shade, according to the Landscaping Design.

GARAGE

- Carefully designed garage with spacious access areas, natural and forced ventilation depending on the area, fire protection installation and exhaust fumes control.
- Area with video surveillance.
- Garage doors operated by the access control centre and with a remote control unit.
- Garage floors well-designed with cobble-style floors finished in polished concrete and epoxy resin, according to the areas described in the Design.
- Walls mortar finished and painted or with perforated metal panels, according to Design.
- Pre-installation (cable management tray) for electric car recharging in all parking spaces.
- Individual storage rooms for each apartment, on the basement level.

OTHERS

- Communal area furniture, design according to the Architect.