

BUILDING SPECIFICATIONS



KITCHENS

The kitchens at **Aura** are fitted with upper and lower units finished with a pale veneer. The splashback and countertops are compact quartz.

The single sink is made from compact material with a vertical mixer tap by **Tres**.

A **Siemens** oven, induction hob, and a ceiling-mounted extractor are included.





BATHROOMS

The main bathroom and the second bathroom have a suspended unit by **Chic & Bath**, model *Río*, finished in Canada Elm, with an integrated washbasin and recessed taps by **Tres**. Suspended WCs by **Jacob Delafon**, model *Rodin+*. The showers have recessed plumbing by **Tres**, model *Class*, with a flush shower tray and fixed glass screen.

On the ground floor there is a courtesy bathroom with a unit by **Chic & Bath**, model *Vila*, in Canada Elm colour with countertop and integrated washbasin. WC by **Jacob Delafon** with recessed cistern and floor-mounted tank.

Tiling on the bathroom walls is floor-to-ceiling by **Saloni**, model *Byblos*, finished in natural Sand colour, in horizontal 120x40cm format.



INTERIOR CARPENTRY

Access to the home is via an armoured security front door. Interior doors are finished in natural oak veneer with magnetic closures.

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 made of stainless steel or matt silver aluminium. Door handles, locks, and drawer handles are in the same material.





EXTERIOR CARPENTRY

Windows and patio doors are in aluminium with a natural oak finish, with thermal break to guarantee maximum comfort and insulating double glazing throughout the dwelling, with safety glass to living room patio doors.

The three bedrooms have Mallorcan shutters in different tones depending on the project plans.





FLOORING

The same porcelain tile by **Saloni**, model *Byblos*, in 45x90cm format and Natural Sand colour has been chosen for the flooring throughout the homes.

The same tile will be used on terraces and porches in its non-slip version and 60x60cm format.



FACILITIES

The homes will have split-level air conditioning units in the false ceiling with distribution via grilles and thermal regulation in each room. There is also mechanical ventilation to renew interior airflow.

Underfloor heating throughout the homes thanks to an aerothermal heat pump which is separate from the heat pump used to produce domestic hot water.

An energy-efficient LED lighting package is installed per the plans for each home.

Telephone and TV-TDT points in the living room and bedrooms and preinstallation for a satellite dish.

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





EXTERIORS

All the homes at **Aura** will have access to a communal pool with solarium area.

There is also outdoor lighting and wall lights in porches and exteriors.

The private gardens will include topsoil, basic planting, and an irrigation system. Installation of artificial grass, or natural turf, is available as an optional extra.

Every home has a private garage integrated into the building with preinstallation for an EV charging point.



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