



HELVET GREEN

GOLF & LIVING RESIDENCES

a green life under the Sun

QUALITY SPECIFICATIONS

Quality Specifications

LAUFEN

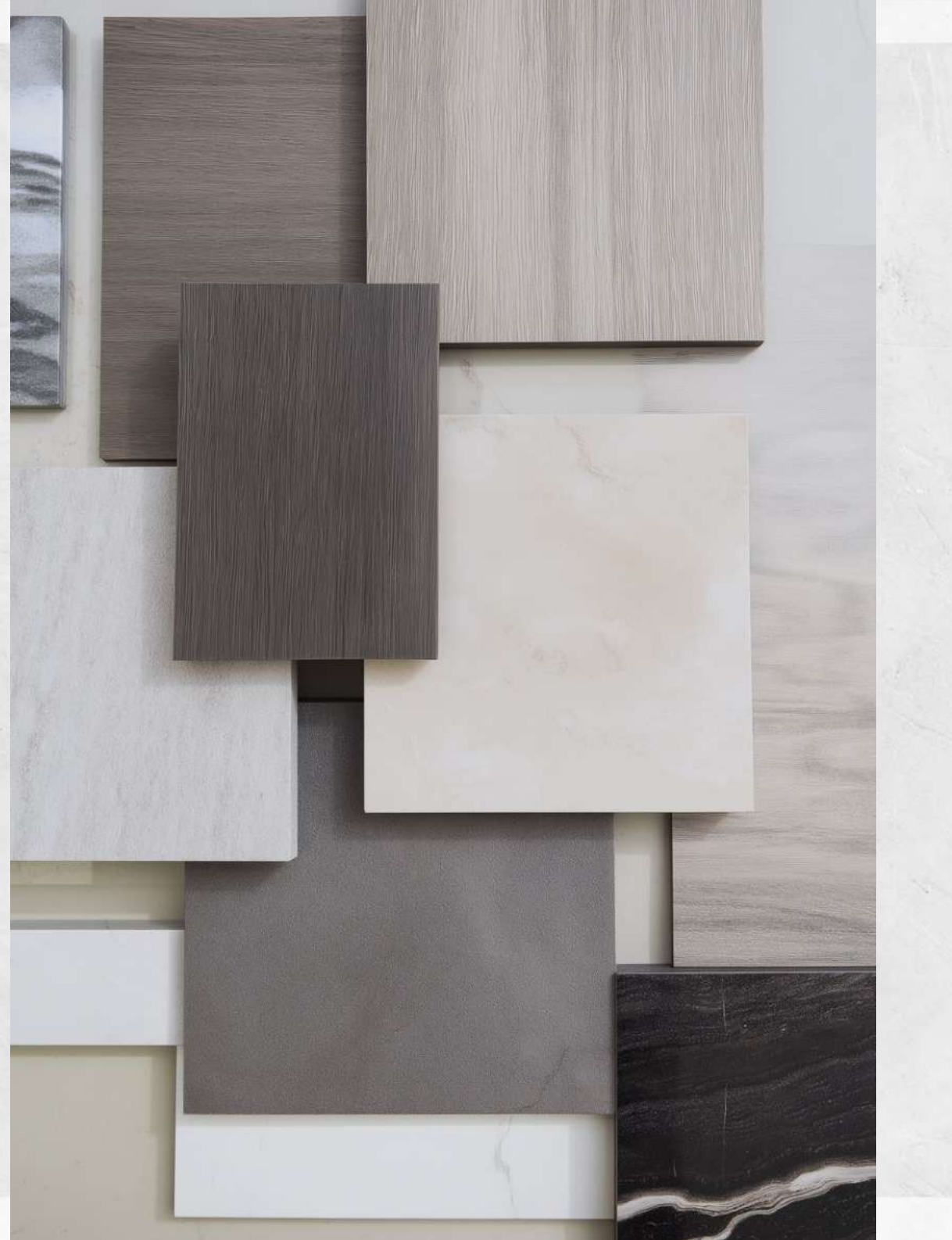
PORCELANOSA

hansgrohe

BOSCH 

 **Kömmerling®**
HOY PARA MAÑANA

 **AIRZONE**



RESIDENCE

Structure

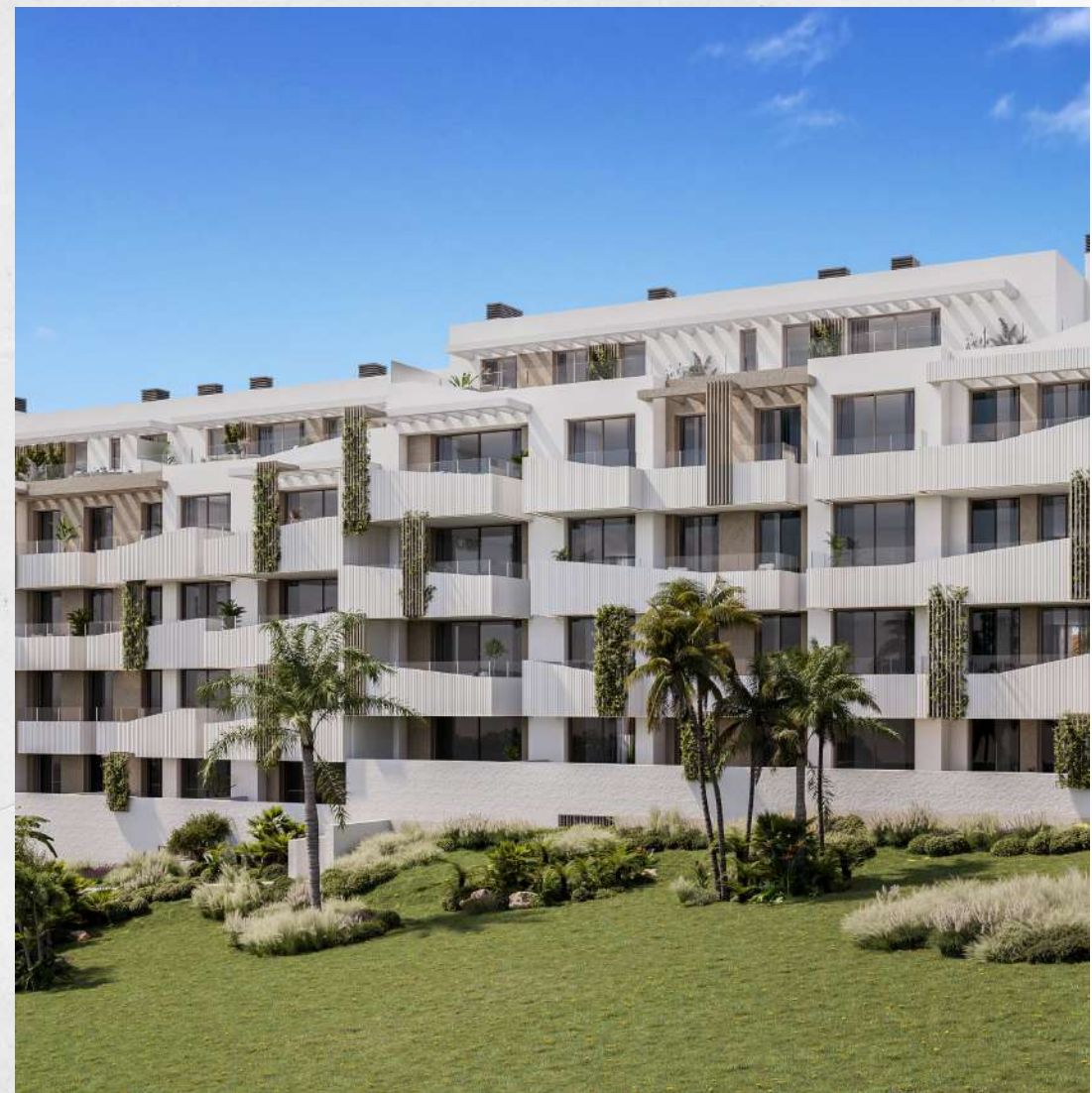
The foundation and structure are built in reinforced concrete, complying with the current Structural Code regulations. An independent Technical Control Body (TCB) ensures the correct execution of the structure.

Roofs

Flat roofs are waterproofed with a double membrane, guaranteeing their watertightness, and will be finished according to their intended use. They are also equipped with thermal insulation over habitable areas, which considerably improves indoor comfort.

Facades

The facade is externally finished with a continuous cladding. The interior lining incorporates an air chamber that, together with the thermal insulation, provides the residence with a high-performance building envelope from an energy standpoint. Terrace enclosures combine brick parapet walls with painted exterior cladding and a glazed upper section, in accordance with the architectural design.





INTERIORS

Exterior joinery

The exterior joinery is made of KÖMMERLING PVC, an innovative system with high energy performance and durability, which eliminates thermal bridges and is complemented by double glazing with an air chamber.

Comfort and functionality are ensured with the tilt-and-turn opening system for windows and motorised blinds in living rooms and bedrooms.

Terrace access doors in living rooms and bedrooms are flush with the floor, except on uncovered terraces. Ground-floor residence windows include anti-intrusion protection.

Party walls and interior partitions

Party walls between residences are built with ceramic partitions lined on both sides with plasterboard and insulation, ensuring the best thermal and acoustic performance, and plastered on the side facing common areas.

The interior layout of residences is built with self-supporting plasterboard partitions mounted on galvanised steel profiles, with insulation filling in the separation of spaces with different uses.

Interior joinery

The entrance door to the residence is armoured and finished on the inside with a design matching the interior joinery. The careful interior design is complemented by the installation of full-height passage doors. Modular wardrobes feature doors fitted with dampers for greater durability and comfort. Internally finished with a shelf at the top and a hanging rail.

Living room, bedroom and hallways

The residence flooring will be porcelain tile by PORCELANOSA. Vertical surfaces are finished in smooth coloured plastic paint. The living room features a lounge area designed with varying false ceiling heights. The remaining rooms have ceilings finished in plaster and paint, except in areas where a false ceiling is required to run the residence's service installations.



Kitchen

The kitchen is delivered fully fitted with upper and lower cabinets with soft-close hardware and a compact quartz worktop. It is equipped with an induction hob, extractor hood and oven, brand BOSCH. An undermount sink and single-lever tap will be installed. The splashback between upper and lower cabinets is finished with the same material as the worktop, combined with plastic paint on the remaining surfaces, giving it a design in line with the latest trends. Ceilings will be finished in plastic paint. Kitchens feature porcelain stoneware flooring by PORCELANOSA matching the rest of the residence.

Bathrooms

Bathroom walls are clad with a combination of porcelain stoneware, brand PORCELANOSA, and paint. The ceiling will be painted with smooth paint. They feature porcelain stoneware flooring by PORCELANOSA matching the rest of the residence. Bathrooms include a mirror above the washbasin.







OUTDOOR SPACES

Terraces feature a high-quality non-slip porcelain stoneware finish. PORCELANOSA suitable for outdoor use, with a finish consistent with the interior of the residence.

Plumbing and sanitary fixtures

The plumbing installation includes a main shut-off valve in each residence and in wet rooms (kitchens and bathrooms). Terraces and private gardens have a water outlet. Bathrooms will be fitted with ceramic washbasins integrated into furniture; ceramic toilets by LAUFEN and shower trays by LAUFEN, with thermostatic taps and rain showerheads. Bathroom taps are by HANSGROHE.

Air conditioning, heating and DHW

The residence's air conditioning and heating are provided by a ducted air system, with supply grilles in living rooms and bedrooms. The installation is controlled by a home automation system of the AIRZONE type or similar, with a centralised control panel in the living room and sensors in each habitable room. Domestic hot water is produced by a centralised aerothermal system with individual meters.



INSTALLATIONS

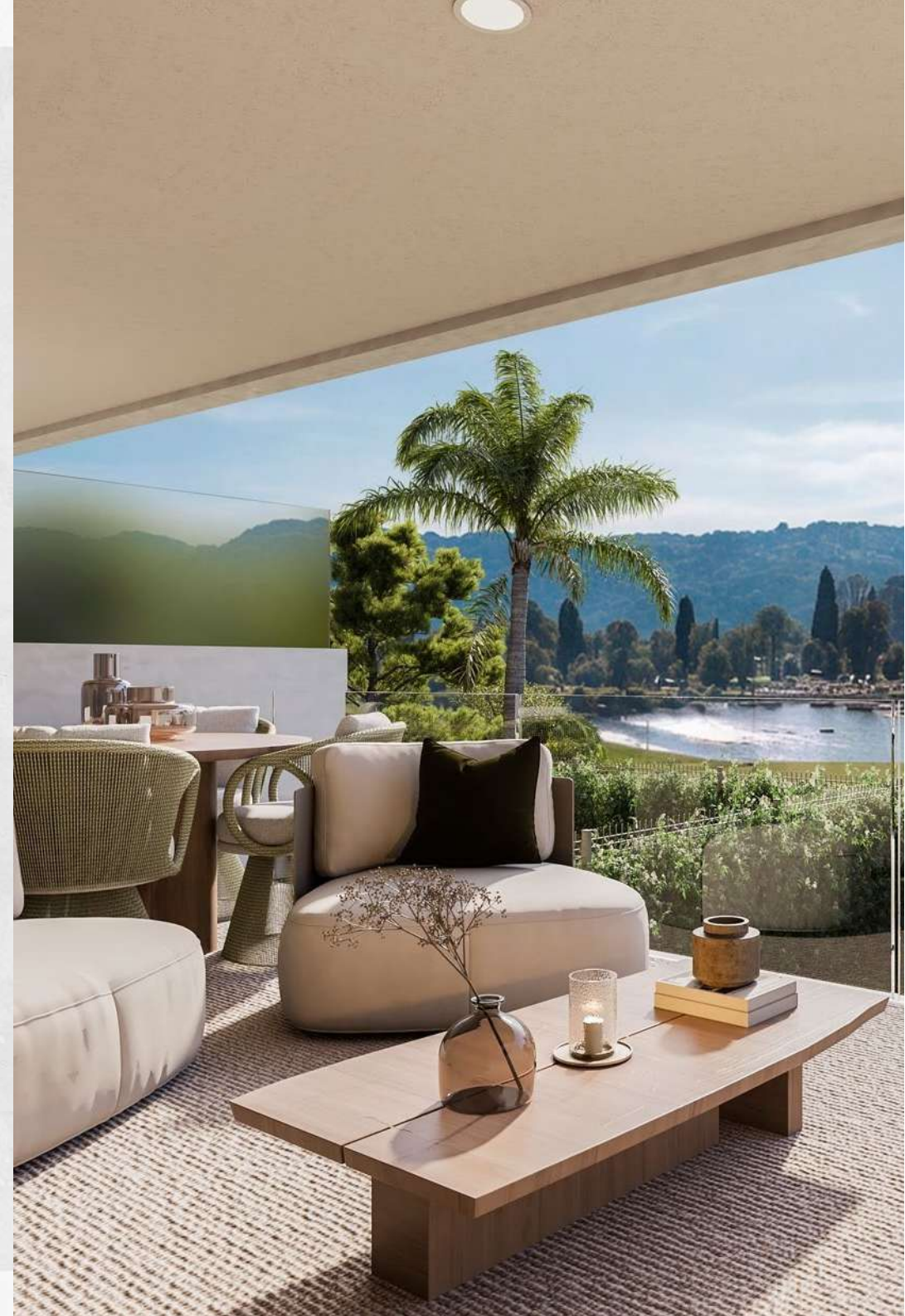
Ventilation system

The indoor air quality of the residence is ensured by a mechanical ventilation system, which removes stale air through wet rooms, adequately ventilating the residence without the need to open windows.

Electricity, television and telephony

Electrical installation in accordance with the Low Voltage Electrotechnical Regulations and telecommunications installation in accordance with the Infrastructure Regulations, with data, television and telephone outlets in living rooms, kitchens and bedrooms. Power outlet on terraces and private gardens. Photovoltaic panel installation on the building roof contributes to reducing energy consumption in common areas.

Video intercom for general access to the complex and automatic door entry system at each entrance.





COMMON AREAS

Below-grade floors

Forced ventilation and fire protection installation. / Motorised vehicle access door with radio control and smart opening management via smartphone. Pre-installation for future installation of electric vehicle charging points.

Entrances and staircases

Improved entrance access area; residence entrance halls are designed with a combination of materials that give them a current and modern look. Main staircases are built with artificial stone treads and landings and vertical surfaces in plastic paint.

Lighting in entrance halls, staircases and lift lobbies with presence detector switching.

Development

Gated development with community room, communal swimming pool, shared toilets, landscaped and social areas, gym and sauna.



PERSONALISATION

No extra cost

Kitchen furniture, to choose from two colour options offered by the developer.
Choice from different paint tones for the residence walls. Change from shower to bathtub.

At extra cost

Kitchen Plus, incorporating an oven-microwave column, fridge, and panelled washing machine and dishwasher, brand Bosch, except those located in the laundry area.

Choice of interior joinery finish for passage doors and wardrobe fronts.
Interior wardrobe layout according to the developer's proposal.

ENVIRONMENT

The commitment to the environment is demonstrated by the incorporation of measures aimed at reducing energy consumption and pollutant gas emissions.

Energy rating

The high level of insulation of the building envelope, the high performance of the exterior joinery with thermal break, the use of double glazing with air chambers, the high efficiency of the installations and the ventilation system allow the residences to achieve high energy efficiency standards.

The incorporation of the photovoltaic panel system will reduce the building's energy bill. The large windows in living rooms and bedrooms allow natural light to play an important role inside the residences, reducing the use of artificial light and creating a pleasant atmosphere for both family life and work. Measures have been adopted to facilitate water savings by installing toilets with dual-flush cisterns and fitting taps with aerators.





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