



BUILDING SPECS

THE SETTING



L'ESCALA

L'Escala is located on the northern Costa Brava, one of the most beautiful spots in the Mediterranean. It is a tourist destination with a wide range of options for the whole family and for all tastes and needs.

The marine landscape of L'Escala is framed in a setting of great natural interest, from the massif of Montgrí to the wetlands of Empordà.

Streets and corners invite us to delve into the history of this seaside town.

The port of L'Escala includes the athletic port and the fishing port, both driving economic motors for the town. The quotidian activity of these spaces is constant, both in summer and winter. Go for a stroll to get a closer idea of this place's daily life.

L'Escala is home to a varied commercial offering, of tradition, of knowing what to do, of proximity, in which personalised, quality service is an added value.

The pedestrian boardwalk of Empúries connects Sant Martí d'Empúries to the urban centre of L'Escala, with many points of interest. The ruins of Empúries are an archaeological site where you can visit the remains of a Greek and Roman city, the gateway of these civilisations to the Iberian Peninsula.



YOUR DREAM
IS CLOSER
THAN YOU IMAGINE



THE BEST MATERIALS

STRUCTURAL ELEMENTS.

- Foundation (I): reinforced concrete foundational elements.
- Foundation (II): decorative, exposed concrete retaining walls, made of concrete which is highly resistant to salinity and corrosion.
- Vertical structure: mainly concrete pillars and metal pillars in certain areas of the structure, to maximise the resulting interior space.
- Horizontal structure: concrete slabs in the horizontal structure, to minimise frame edges and optimise its thermal and acoustic performance.

FAÇADE ELEMENTS.

- Exterior façade (general solution): highly energy-saving (see energy-use annex). ETICS façade system, main sheet of perforated brick, exterior insulation with rigid panel and single-layer mortar redressing. Interior plastered with mortar, and lined with a drywall partition, including thermal insulation. Returns in openings and point elements with study and optimisation of thermal bridges, to obtain the maximum energetic optimisation and thermal functioning of the façade, and to reduce all possible energy losses.
- Building entrance (Carrer Gràcia) baseboard façades with basalt stone and AURA building decorative finishes.
- Private parking lot closures with additional automatic doors, homogeneously coloured with contiguous basalt stone finish. HORMANN brand, sectional or roll-up, or similar quality.
- Matt stainless steel exterior railings, with high protection against rust (AISI316).

CARPINTERÍA EXTERIOR

- Tilt-and-turn windows with micro-ventilation, of textured lacquered aluminium (additional protection in saline environments), with thermal bridge breaks and double panes with interior chamber, and high energy performance. CORTIZO or TEXTURISED STRUGAL - RAL 9011, or of similar quality.
- Tilt-and-turn balcony doors with micro-ventilation, composed of hinged sheets for terrace and balcony exits, of textured lacquered aluminium (additional protection in saline environments), with thermal bridge break and double pane with interior chamber, and high energy performance. CORTIZO or TEXTURED STRUGAL - RAL 9011 brand, or similar quality.
- Sliding-pane balcony doors with micro-ventilation, composed of hinged sheets for terrace and balcony exits, of textured lacquered aluminium (additional protection in saline environments), with thermal bridge break and double pane with interior chamber, and high energy performance. CORTIZO or TEXTURED STRUGAL - RAL 9011 brand, or similar quality.
- Lacquered aluminium Venetian blinds, integrated into the design of the façade, placed outside the closures to minimise thermal bridges with the interior of the homes and with motorised operation. Secure mechanism and closure in exterior carpentry on terraces. GRIESSER Metalunic RAL 9011 brand or similar quality.
- Aluminium pergolas on attic terraces (top of the building on Carrer Gràcia). Lacquered aluminium finished in white.

OPTIONAL: Interior curtains, Bandalux Zibox Duo Glam or of similar quality, in all the rooms.

PARTITIONING AND INTERIOR WALLS

- Interior home layout separations using drywall partition walls with rock-wool thermal and acoustic insulation inside the structure. Water-repellent panels will be used in humid rooms.
- Separation between homes and common areas with ceramic brick wall, lined with a drywall semi-partition on either side, with rock-wool thermal and acoustic insulation inside the drywall structure.
- Walls of storage rooms, common parking areas and boxes on Carrer Gràcia with ceramic bricks, with decorative anti-humidity painted surface finish.

OPTIONAL: Interior panelling in noble areas of the home to homogenise the space's interior design, decorative and integrated with the interior carpentry and resulting cabinets, with high-quality materials.

SOLAR PROTECTION ELEMENTS

CEILING ELEMENTS

- Smooth drywall false ceiling throughout the home.
- Curtain tracks in false ceiling attached to dining room and bedroom balcony doors, with electrical feed for interior curtaining.
- Suspended false ceiling in baths where interior air ventilation systems (home fan coils) may need to be accessed.
- Decorative temperature-control grates on kitchen soffits.

FLOORINGS AND TILINGS

- Large high-quality rectified porcelain floor tiles, of a light (warm) colour, in the entire home.
- On terraces, large high-quality rectified porcelain floor tiles, with the same finish as in the rest of the home, but with anti-skid treatment.
- Bathroom tiling with high-quality rectified porcelain ceramic tiles. Distinct options to choose from (2) in relation to the home's overall interior design. Utility room tiling with high-quality rectified porcelain ceramic tiles.

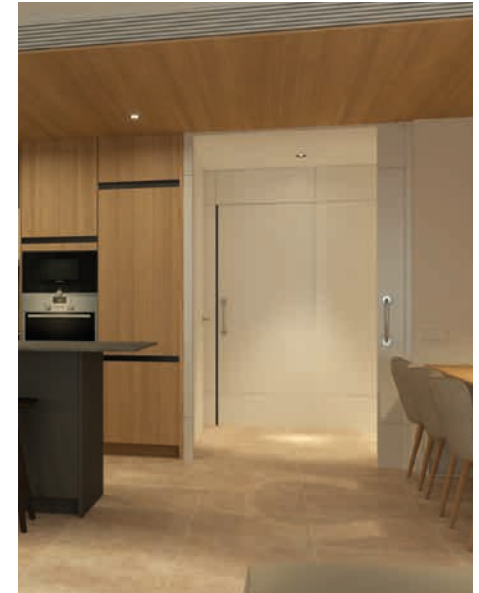
PAINT FINISHES

- In the homes, false ceilings and undressed walls will be finished with smooth plastic paint, after preparing the surface, priming and adding two coats of finish. Vertical and horizontal facings finished in a colour, to choose between two options.
- In the garages, decorative paint with high-quality resins, with specific floor marking and spot numbers.
- The ceramic brick walls of storage rooms, common parking areas and boxes on Carrer Gràcia will be surface finished with decorative anti-humidity paint.
OPTIONAL: Decorative paint for every home/owner.

BUILDING ELEMENTS

INTERIOR CARPENTRY

- Fortified front door, with decorative exterior finish in common areas (panelled).
 - Lacquered interior doors with acoustic closure profile and superior ventilation in interior threshold (TBC compliance). Door stops installed.
 - Built-in cabinets, finished to match the interior doors. Interior lined with melamine veneer, shelf and hanging rod, all prepared to receive accessories.
 - Fire doors in general stairways, electricity meter room, stairways and entryways on the parking floors.
- OPTIONAL:** Interior panelling in noble areas of the home to homogenise the space's interior design, decorative and integrated with the interior carpentry and resulting cabinets, with high-quality materials.



BUILDING ELEMENTS



BUILDING SPECS



FIXTURES. KITCHEN BATHROOMS

- Kitchen furnished with high and low furniture. Distinct options to choose from (2) in relation to the home's overall interior design.
- Compact quartz or similar countertops and fronts.
- Monoblock faucets. Upper midrange or similar quality.
- Appliances included: induction stove, electric oven, microwave and decorative extractor hood. Upper midrange or similar quality.
- Lighting below upper cabinets and cooking areas, sustainable with LED line strip.
- Large-basin sink.
- In bathrooms, shower with screen installed.
- In main bathroom, wood overlay with free-standing decorative sink. Upper midrange or similar quality.
- In common bathroom, sink with attached hanging unit. Upper midrange or similar quality.
- White porcelain toilet. Upper midrange or similar quality.
- Monoblock sink faucets with water and energy saving system. Upper midrange or similar quality.

ELECTRICITY ELEMENTS

- The homes are delivered with a recast recessed lighting system designed to prevent glare, with LEDs in the entryway, hallway, bathrooms, walk-in closet, utility room and kitchen fixture area.
- LED strip lighting below upper kitchen cabinets, light point in the ceiling of the office area and electrical pre-installation for curtain systems in all contacts with exterior carpentries, except in the bathrooms (tinted windows eliminate the need for curtains). In bedrooms, ceiling light point.
- The living room will have two separate lines with two light points, one for the table area and the other in the sofa area. Also a toggle switch outlet and electrical pre-installation for curtains.
- The terraces and balconies will be lit by one or various points depending on their sizes.
- Electrical outlet on terraces.
- White JUNG LS900 brand or similar quality mechanisms, integrated into the home's interior design.
- Common areas of the building lit with combo detectors (motion and photocell).
- Pre-installation of electrical vehicle charger, connected to the electrical panel of the associated home.
- Electrical connection between home and associated storage rooms, for electrical vehicle charger switch.
- Light point with switch and electrical outlet in storage rooms.

TELECOM AND DATA ELEMENTS

- Video intercom. DUOX system FERMAX brand with VEO monitors or similar quality.
- Installation of TV, phone, Internet and fibre outlets in bedrooms, kitchen and dining room.
- Basic automation system in all the homes, with KNX control system for up to three users, with control of blinds, heating/cooling and home security system.

BUILDING ELEMENTS

ELEMENTS

AIR SOURCE HEAT PUMP

RADIANT FLOOR

AIR CONDITIONING

VENTILATION

- Heating through system of production by exterior air source heat pump and interior home kit + interior radiant floor in homes. MITSUBISHI or DAIKIN brand.
- Air conditioning through system of production by exterior air source heat pump and interior home kit + interior fan coil units in home + ducts. MITSUBISHI or DAIKIN brand.
- Humidity-sensitive simple flow ventilation system. Syber or SP brand, or with similar characteristics.
- Mechanical ventilation in storage rooms. Syber or SP brand, or with similar characteristics.
- Pressure ventilation in sectorized evacuation stairwells.

HOT WATER FOR SANITARY USE

- Hot water for sanitary use via air source heat pump.

PLUMBING ELEMENTS

- Installation in compliance with current legislation.
- Water outlet and drain in utility room and for dishwasher.
- Water outlet on terraces.



BUILDING ELEMENTS

ELEVATOR ELEMENTS

- Electrical elevators with stainless steel automatic doors. Upper midrange in energy savings, or of similar characteristics and quality.
- Access to basement floors with elevator and exterior evacuation stairs.
- High-security elevator for basement garage floor, decorated on the inside to match the overall building design.

OPTIONAL: Service elevator from private box to home interior.

GARAGE, BOX AND STORAGE ROOM ELEMENTS

- Motorised entry doors to the garage with remote control. HORMANN brand or similar quality.
- Parking spots with decorative design.
- Legally compliant combination of forced and natural ventilation.
- Fire-protection elements in compliance with the environmental license project.

LOBBY AND COMMON SPACE ELEMENTS

- Aluminium door, with laminated glass panes.
- Entrance via key and proximity remote control (parking and boxes) - HORMANN or similar quality.
- Entrance to the lobby with proximity remote control and automatic door opening.
- Specific design with noble materials: decorated panelling integrated into the building entryway (Carrer Gràcia), in continuity with the exterior basalt rock siding, and with integration of both elements. Pieces of large, high-quality porcelain stone in floors and vertical panelling in lobby. Glass panel in lobby. Overlays with high-quality HPL panels or similar materials in lobby and common spaces.
- Doormats integrated with the floor.
- Home entry doors with exterior overlay with high-quality HPL panels or similar, flat number in matt stainless steel, and white lacquered interior.

BUILDING ELEMENTS