



Residential Travaneres

ANDORRA

QUALITY MEMO



CLIMATE CONTROL

The homes are climate-controlled through underfloor heating, associated with an aérothermal heat pump system.

The homes are equipped with a home automation system that allows the control of the climate system.

The production of hot water is individualized using the same aérothermal system, a clean technology with low environmental impact and a high level of sustainability.

The homes are equipped with a mechanical ventilation system with heat recovery and filters for a healthier supply of outdoor air.

The penthouses feature a fireplace with a recirculation system.





INSTALLATIONS

The homes have an electrical installation that complies with the low-voltage electrotechnical regulations (REBT) and the FEDA standards.

The general supply and interior wiring will be halogen-free (non-flame propagating).

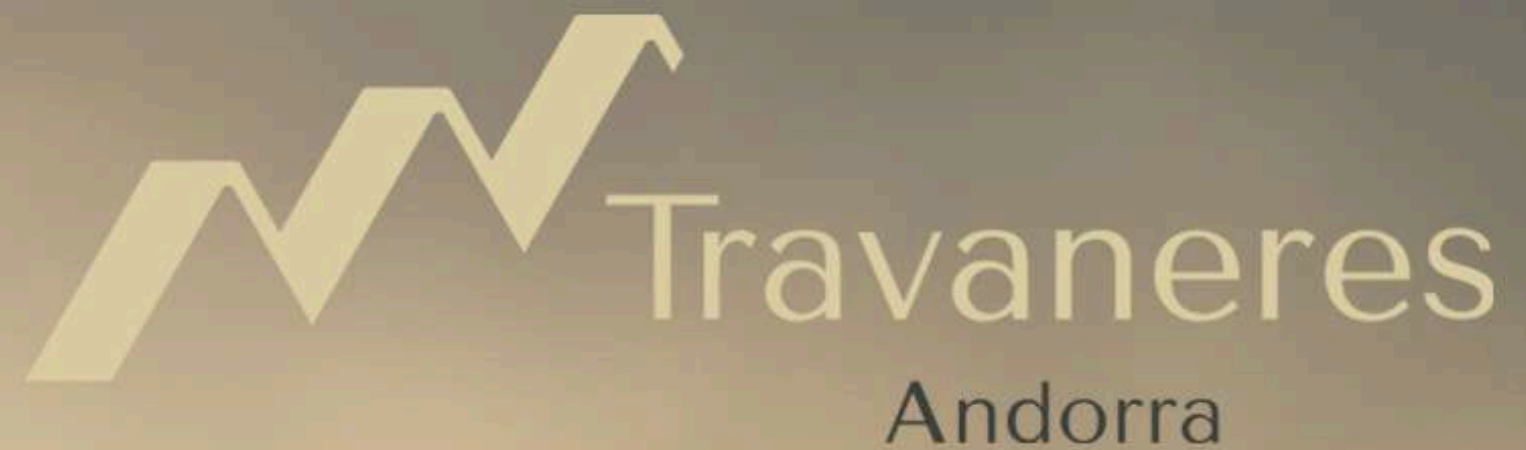
The mechanisms are of standard type or equivalent.

The lighting fixtures included in the project use LED technology.

The telecommunications installation provides networks for telephone, satellite, and data in the living room, kitchen, and bedrooms.

On the -1 level of the parking area, there is a sectorized electrical distribution board and pre-installation of charging points in individual parking spaces.





FACADES

The ventilated facades are finished with natural stone, with a panel system made of treated melamine wood, such as Trespa or similar.

The exterior carpentry is made of anodized aluminum, consisting of a system of sliding and hinged leaves with a tilt-and-turn positioning system.

The carpentry is of the Technal type or similar, with thermal bridge breakage and triple glazing with low emission and solar control.

The lateral rooms have motorized aluminum roller shutters.

The main and rear-facing bedrooms are pre-electrified for curtain operation.

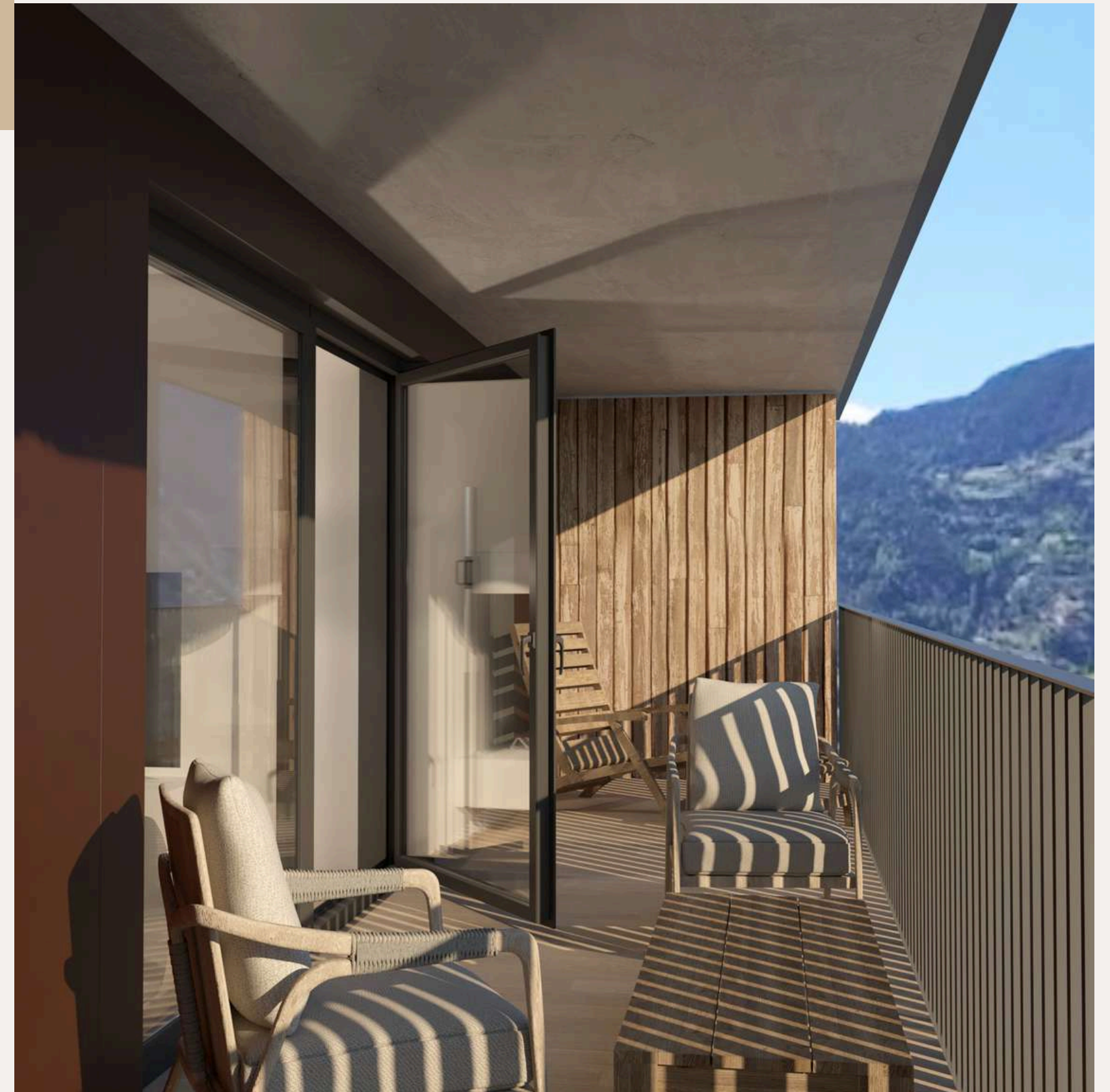


ROOFS

The general flat roofs of the building are made of gravel and are non-walkable, while the pitched roofs are finished with natural slate slabs.

The roofs at the ground level and accesses are flat and non-walkable gravel, and accessible areas for communal use are finished with a mixed technical flooring system.

The landscaped roofs that form the gardens or patios of the homes, as well as the terraces, have porcelain tile finishes.





INTERIOR DISTRIBUTION

The interior distribution consists of laminated gypsum panels, with water-resistant treatment in wet rooms.

An acoustic layer system is installed in the separation elements between homes.

Facade backings are made of laminated gypsum multilayer with self-supporting profiles and insulation.

INTERIOR CARPENTRY

The interior carpentry is made of lacquered wood, square type or similar.

The entry door is a security door.

The wardrobes are wooden modules with laminated finishes and lacquered doors with a transom and bar.





BATHROOMS AND KITCHENS

The bathrooms are equipped with Krion-type sinks or similar.

The toilets have concealed cisterns.

The shower trays are made of fiberglass or resin with a drainage channel.

The faucets are stainless steel monocommand type from the brand Tres or similar.

The kitchen furniture has a laminated finish.

The kitchen countertop is made of porcelain tile or similar.

The kitchen includes the following appliances:

- Induction cooktop.
- Recirculating extraction hood.
- Column oven.



CLADDING AND FLOORING

The general flooring is porcelain tile.


In wet areas, the flooring is porcelain tile.

On the terraces and balconies, the flooring is non-slip porcelain tile, and the railings are made of metal carpentry combined with laminated glass and aluminum profiles.

The vertical cladding in the kitchens and bathrooms is made of porcelain tile.




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