

SPECIFICATIONS

YOUR FUTURE RESIDENCE



Lares Constitution Building

SPECIFICATIONS



1 STRUCTURE

- Reinforced concrete foundation and structure in accordance with project specifications and regulations. current legislation (CTE)
- Autonomous oversight and evaluation conducted by a Technical Control Body (OCT).
- Acoustic insulation for impact noise on residential floors.
- Thermal and acoustic insulation in compliance with current regulations.



2 FACADES

- Primary facade enclosure constructed with brick
White, brown, or gray clinker facing combined with a white water-repellent mortar coating in accordance with architectural design, interior plastering featuring an air chamber and thermal insulation that complies with current regulations, and lining with prefabricated laminated plasterboard panels.
- Enclosure of patios constructed with ceramic brick and coated with white water-repellent mortar, interior plastering, featuring an air chamber and thermal insulation in accordance with current regulations, lined with prefabricated laminated plasterboard panels.



3 EXTERIOR CARPENTRY

- Exterior joinery in anodized or painted aluminum featuring a thermal break Thermal bridge (RPT), sliding or folding opening as per project specifications.
- Aluminum blinds in the bedrooms.

- Double glazing with an air gap, regulations.

CLIMALIT type in accordance with



4 INTERIOR PARTITION WALLS

- Plasterboard partitions featuring thermal insulation in interior partitions of residences.
- Separation between residences and the division between residences and communal areas constructed with perforated ceramic bricks supported by prefabricated laminated plasterboard panels in accordance with current regulations.

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5 FLOORS

- The general flooring of the house is composed of AC5 laminate with Aqua Stop treatment in oak hues with a white skirting board. Non-slip ceramic tiles in bathrooms and outdoor terraces, compliant with current regulations.



6. WALL AND CEILING FINISHES

- High-quality ceramic wall tiles from the KERABEN Group
Similar options are available in bathrooms. Select from two finish styles.
- Remaining interior walls, both vertical and horizontal, of the vi-residence, featuring a sleek plastic coating on laminated plasterboard.



7 KITCHENS

- High and low cabinets with a laminate finish, drawer hardware with brake.
- Countertop constructed from compact material, Silestone brand or equivalent.
- Appliances: Induction cooktop, electric oven and a filtration unit or decorative hood from leading brands.
- Sink and chrome single-lever faucet from premier brands.



8 BATHROOMS, SANITARY FIXTURES, AND PLUMBING SYSTEMS

- Premium vitreous china sanitary ware, featuring dual flush system and water conservation in the toilet.
- Resin shower trays from premier brands.
- Single-lever faucets featuring integrated aerators for a Enhanced water conservation, Roca brand or equivalent.
- Installation of hot and cold water systems with shut-off valves separate for kitchens and bathrooms, in accordance with current regulations.
- Water supply and drainage for washing machine and dishwasher.
- Generation of domestic hot water utilizing a standalone aerothermal system in each residence in accordance with current regulations.



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9 ELECTRICAL INSTALLATION AND COMMUNICATIONS

- Electrification in residences with autonomous circuits according to new Low Voltage Electronic Regulation.
- Superior quality electrical mechanisms.
- Video intercom system with display.
- Community television setup with shared antenna (DTT)
in accordance with current regulations.
- Community satellite television pre-installation. Television services Voice and data outlets in the living room, kitchen, and master bedroom, as well as in all other rooms.



10 AIR CONDITIONING

- Installation of ducted heating and cooling air conditioning systems with grilles
Booster seats in the living room, dining room, and bedrooms.
- Ventilation and extraction system that ensures air quality
interior, in accordance with current regulations.



11 ENTRANCE HALLS AND COMMON SPACES

- Elevator featuring selective memory for downward movement and automatic doors in the cabin and on the landings.
- Entrance hall featuring porcelain stoneware or comparable flooring. Steps and Stair landings constructed from porcelain stoneware or a comparable material. Staircase walls and landings finished with a smooth plastic paint applied over sprayed plaster or plasterboard.
- RF-60 fire protection doors for sectorization zones.
- Ground floor parking spaces and storage rooms with direct access from the street. Additionally, a dedicated bicycle storage room is provided, offering one space for each dwelling.

The materials and installations outlined may be subject to alteration based on technical, legal, or functional requirements as assessed by the Project Management Team during the construction phase. As a result of the construction of the structure and installations, plasterboard or partition walls may be present in certain rooms. The images contained in this document are for illustrative purposes only and do not carry contractual obligations.

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12 INTERIOR CARPENTRY

- Armored front door for the residence, DIERRE brand or equivalent, featuring three anchor points, security lock, and optical peephole.
- White lacquered interior doors, available in hinged or sliding configurations depending on project. Flashing constructed from identical material.
- Integrated wardrobes featuring seamless doors that match the same finish as The interior doors are equipped with lining, a top shelf, and a hanging rail.
- Passage door handles equipped with locking mechanisms in the bedroom main room and restrooms.



A SUSTAINABLE AND EFFICIENT STRUCTURE

1 AEROTHERMIA

This system is the most efficient available, extracting up to 75% of the energy from the air. Aerothermal energy has emerged as the energy of the future, supplanting natural gas and all combustion-based heating systems. Recognized as a renewable energy source, it provides optimal comfort to users and enables savings of up to 25% on electricity bills.

2 INSULATION

It underscores the significance of integrating the enhancements in the Technical Building Code related to building insulation, as it offers increased comfort and a substantial decrease in energy consumption (RPT), with an estimated savings of 10%.

3 BUILDING ORIENTATION

The building's northeast orientation does not favorably affect the amount of sunlight it receives. Consequently, the apartments in this development are designed to face outward. This configuration allows the apartments to receive enhanced sunlight and facilitates cross-ventilation among the rooms.

4 APPLIANCES

The energy rating of the aerothermal system is A, indicating significant energy savings. (60-70% energy efficiency). The ceramic hob, oven, and other included appliances will be classified as type A, yielding energy savings of between 50% and 60%. In all communal areas, we have installed presence detectors to reduce energy consumption, along with lighting fixtures equipped with low-consumption LED lamps.

5 WATER CONSERVATION STRATEGIES

Compared to the typical standard, a Ficsa home can conserve between 10% and 20% of water waste by:

- Aerators in faucets (reduce consumption by 50%-60%) Dual
- flush toilets with a consumption of 3 to 4.5 liters.
- Low-flow faucets in bathrooms and kitchens; washbasin 5 l/min and bidet 9 l/min at a pressure of 0.3 MPa.



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