



1. FOUNDATIONS AND STRUCTURE

- Shallow foundation using continuous strip footings under load-bearing walls, tie beams, and basement retaining walls, all in B-500 S steel and HA-30 concrete.
- Framed structure of reinforced concrete beams and columns, with vibrated-concrete beam-and-block slabs on every floor including the roof, all in B-500 S steel and HA-30 concrete.



2. ROOFS

- Roofs are generally flat and walkable, waterproofed with a 1.2 mm PVC membrane and finished with ceramic stoneware paving.
- Part of the roofs are pitched, finished with curved ceramic roof tiles.



3. FAÇADES

- Built from vibrated concrete blocks, finished with a floated, master-coat rendering using waterproof mortar and acrylic exterior paint.
- The exterior enclosure of the homes is built from vibrated concrete blocks, master-coat rendered and floated with waterproof mortar. Several columns are clad in irregular-format natural basalt stone.



4. PARTITION WALLS

- Party walls between homes built from vibrated concrete blocks 20/25 cm thick, plastered and finished with gypsum on both faces.
- Interior partition walls within each home built from 9 cm hollow vibrated concrete blocks, also plastered and finished with gypsum on both faces.



5. FLOORING, TILING AND FINISHES

Flooring

- Interior flooring in wood-look porcelain stoneware, VERMONT OAK, 20 x 120 cm, rectified.
- White PVC skirting board, 15 cm high, installed in every room, on walls without ceramic tiling.
- Outdoors, terraces are finished with ARGENTA stoneware paving, Tortora model, class 3, with matching 7 cm skirting. All communal staircases are fitted with bush-hammered natural granite treads.

PHASE 5



Indicative specifications book; not a contractual document; subject to change.

Walls

- Rectified matte white porcelain wall tiles, 40 x 120 cm, by ARGENTA, in toilets, bathrooms and kitchens.
- Remaining rooms plastered and finished with sprayed gypsum, painted with smooth plastic paint.

Ceilings

- Ceilings are generally plastered and finished with sprayed gypsum and smooth plastic paint.

Suspended ceilings

- Laminated plasterboard mounted on a concealed galvanized steel frame, in toilets, bathrooms, part of the kitchen, and wherever installations need to run. Finished with smooth plastic paint.



6. EXTERIOR CARPENTRY

- Single-leaf hinged doors in anthracite-colored anodized aluminum with double glazing and air chamber, by CORTIZO, for terrace exits.
- For balcony access, 2-panel sliding doors in anthracite anodized aluminum with double glazing and air chamber, by CORTIZO.
- Front entrance door to each home in anthracite anodized aluminum with security lock.
- Balcony and communal exterior staircase railings formed by handrails and vertical balusters in anthracite aluminum with CORTIZO safety glass.
- Top-floor homes have access to an upper solarium via spiral staircases installed on the terraces.



7. INTERIOR CARPENTRY

- Hinged interior doors in prefabricated MDF with horizontal lines on both faces, lacquered white, with chrome-plated stainless steel handle sets. Bathroom and toilet doors have locks with interior lock/unlock in steel.
- Fitted wardrobe fronts made of white-lacquered melamine chipboard sliding panels with chrome-plated stainless steel hanging hardware.
- Wardrobe interiors with overhead storage lined in melamine chipboard, including shelves with matching supports and an aluminum hanging rail.

PHASE 5



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- The terraces of the homes located on the upper floors of the different blocks are fitted with a varnished pine wood pergola, uncovered.



8. BUILDING SERVICES

Electricity and telecommunications

- Simon or similar switches and sockets in white.
- Electrical installation run through conduit and embedded, installed in accordance with the Low Voltage Electrotechnical Regulation.
- Exterior lighting system made up of wall-mounted façade fixtures and lamp posts in pedestrian areas and outdoor parking areas of the residential complex.
- Communal terrestrial and satellite signal reception, with infrastructure in place for cable, satellite and digital signal of every kind.
- TV points in the living room and bedrooms, and telephone points in bedrooms and living room.

Plumbing, drainage and air conditioning

- Independent hot and cold water distribution network with TERRAIN piping. Hot and cold water shut-off valves in the suspended ceiling of each wet room.
- Drainage network with approved PVC piping inside the homes, in service shafts, and suspended in the garage. Ductwork runs up to roof level for individual ventilation of each bathroom and toilet.
- Domestic hot water supplied by a 50/80-liter storage water heater for each home.
- Pre-installation of air-conditioning system with outlets in the living room and main bedroom.

Fire protection

- Portable fire extinguishers installed on the garage level and in common areas.
- Fire-rated doors in common garage areas.
- Fire detection system and fire hose cabinets in the garage.
- Forced mechanical extraction in the garage.

PHASE 5



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9. BATHROOM FIXTURES

En-suite bathrooms

- Extra-flat non-slip shower tray with safety glass screen and wall-recessed thermostatic single-lever mixer tap, chrome finish.
- Wall-hung GAP model toilet by ROCA.
- White-lacquered drawer base unit, centered Fineceramic washbasin and Eidos LED mirror, with single-lever ROCA mixer tap.

Bathrooms and toilets

- Extra-flat non-slip shower tray, with surface-mounted single-lever mixer tap.
- Wood-colored wall-hung ROCA vanity unit, with inset washbasin and single-lever mixer tap.
- Wall-mounted, low-tank GAP model toilet by ROCA.



10. KITCHENS

- Fully fitted kitchen in white, with wall and base units according to home layout, 2 cm SILESTONE compact countertop with matching upstand.
- Inset sink with single-lever mixer tap, both in stainless steel.
- Kitchens equipped with BALAY / BOSCH or similar appliances, comprising column-mounted oven and microwave, ceramic hob, extractor hood, washing machine, dishwasher and fridge, all in visible stainless-steel finish.



11. GARAGE AND STORAGE ROOMS

- Motorized access door with remote control. Floated concrete flooring. Dividing walls in hollow block masonry, plastered and finished with sprayed gypsum and matte plastic paint. Metal doors for storage-room access.



12. COMMUNAL AREAS

- Perimeter enclosure formed by a vibrated concrete block wall finished with mortar and plastic paint on both faces.
- Grey printed concrete paving on ramps and building entrance approaches.
- Sports area with two PADEL courts, benches and litter bins.
- Outdoor planters with black volcanic gravel and decorative plants throughout the complex.
- The development has access control via pedestrian gates and motorized vehicle gates.

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PHASE 5



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