



La Nucía Pines

**Building
Specifications**



Structure

Foundation and reinforced concrete structure, designed and executed in accordance with the geotechnical study, current regulations, and the Technical Building Code.



Façade

The façade consists of ceramic brick, insulation, and plasterboard on the interior. The finish will be cement mortar rendering painted in a combination of light and grey tones, matching the exterior joinery.

The terraces will have mid-height parapets combined with glass panels.



Exterior Joinery

The exterior joinery will be made of PVC or lacquered aluminium with thermal break in grey colour. Double glazing with an air chamber will ensure good thermal and acoustic comfort inside.

Roller blinds will be installed in the bedrooms.



Partition Walls and Insulation

The separation between dwellings will be built with ceramic brick, lined on both sides with plasterboard and mineral wool insulation.

Internal partitions within each dwelling will be made of plasterboard with one panel on each side and insulation inside. In wet areas, moisture-resistant plasterboard will be used.

Impact sound insulation will be installed in intermediate floor slabs.



Flooring

The entire dwelling will be fitted with large-format porcelain stoneware flooring by Newker, with skirting boards of the same material in rooms, hallways, and living areas. The terraces will feature the same flooring in a non-slip finish.



Wall and Ceiling Finishes

The walls in bedrooms, living rooms, and hallways will be finished with smooth white plastic paint.

In bathrooms, the walls will be tiled with high-quality ceramic tiles by Newker.



Interior Joinery

The entrance door to the dwelling will be reinforced PVC, smooth and lacquered to match the joinery. It will be fitted with a chrome handle, hardware, peephole, and security lock.

The interior doors will be smooth, white lacquered, with chrome hardware.

The wardrobes will be modular, with hinged or sliding doors depending on the room, smooth, white lacquered, and will include a top storage unit and a hanging rail.



Kitchen Units and Appliances

The kitchen will be fitted with upper and lower cabinets, with a quartz or natural stone worktop. The sink will be an undermount single-bowl model with a mixer tap.

The kitchen appliances will include:

- Integrated extractor hood.
- Induction hob.
- Electric oven.
- Microwave.



Sanitary Ware and Taps

The bathrooms will be equipped with a vanity unit with a single-bowl washbasin, a white vitrified porcelain toilet, and a white resin shower tray.

The taps will be chrome-plated, single-lever mixers. The showers will be fitted with a shower column with rain shower head.

Bathrooms will also include mirrors and a shower screen with a fixed glass panel.



Climate Control and Hot Water

Domestic hot water production and climate control will be provided by an individual aerothermal system. Temperature control will be managed through a thermostat installed in the living room.



Electricity and Telecommunications

The rooms will be fitted with simple white electrical switches and sockets. Terraces and solariums will have a weatherproof socket and a light fitting.

The dwellings will be equipped with TV, FM, and telephone sockets in all rooms except bathrooms and utility rooms.

The building will have an electronic video intercom system for access control.

The dwellings will be delivered with pre-installed satellite dish wiring for receiving digital channels and a cable TV installation.



Plumbing

Each dwelling will have a main shut-off valve and individual shut-off valves for each wet room.

Ground floor terraces and solariums will be equipped with a tap and water outlet.



Communal Areas

The development will feature an infinity pool and children's pool, a sunbathing area, as well as toilets, a gym, a leisure club, and landscaped areas.

The lighting in common access areas will be controlled by motion detectors.



Lifts

The entrance halls of the dwellings will be equipped with electric lifts with automatic doors, suitable for people with reduced mobility.



Garage and Storage Rooms

The building will have a garage for vehicles with a remote-controlled automatic door. Direct access to the garage from the dwellings will be available via the lift and lobbies.

The storage rooms will be delivered with white-finished interior walls and trowelled concrete flooring.

The garage will have pre-installation for electric vehicle charging in accordance with regulations.

Buyers will be able to select from a range of finishes for flooring, wall tiles, kitchen units, and worktops at no extra cost.



Optional Extras (Additional Cost)

1.- Dwelling

- Airzone climate control system.
- Motorised blinds.
- Self-locking blinds.

2.- Bathrooms

- Thermostatic chrome shower mixer.
- Black finish.
- Black thermostatic shower mixer.
- Backlit mirror.
- Premium bathroom unit.
- Underfloor heating.

3.- Kitchens

- Washing machine, dishwasher, and fridge.
- Premium appliances.
- Integrated fridge and dishwasher panel.
- Porcelain worktop.

4.- Solariums

- Jacuzzi.
- Built-in barbecue.



La Nucía Pines

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