



"NOA CULLERA"

QUALITY MEMORY



"Trends disappear, style is eternal."
Yves Saint Laurent



QUALITY MEMORANDUM FOR ONE-BEDROOM APARTMENT 107

Modern architecture and Mediterranean style in the centre of Cullera.

Welcome to a unique residential complex that combines sophisticated modern design with natural aesthetics. The building is located on the corner of two quiet city streets, just a few minutes from the sea and all the necessary urban infrastructure.

- The smooth lines of the façade and rounded balconies give the building a soft and dynamic feel, while the spacious terraces are an extension of your personal outdoor space.
- The façade is finished with porcelain stoneware, glass and natural textures, creating harmony with the greenery that adorns every level of the building.
- The well-thought-out architecture and panoramic windows ensure comfort and plenty of natural light in every apartment.
- The project uses modern energy-saving technologies, passive house technology has been implemented, and BREEAM certification is planned to ensure comfortable living and care for the environment.

[《 3D TOUR OF THE APARTMENT 》](#)

GENERAL CHARACTERISTICS

The total area of the building is **1102.03 m²**, with five floors, 19 apartments, 19 parking spaces, 2 swimming pools, and a roof equipped with a swimming pool, relaxation area, and solarium.

Total area of apartment P107 with common areas is **99.89 m²**.
Built area – **53.78 m²**.



FACADE

Finished with porcelain stoneware combined with plaster.

PARTITIONS

The partitions between apartments are made of 125 mm thick foam blocks, which are additionally soundproofed with plasterboard sheets with special sound-absorbing mineral wool.

HEAT AND SOUND INSULATION

Impact-resistant sound insulation under the floors of residential premises. Underlayment for polystyrene floors. Acoustic and thermal insulation in external partitions. Thermal insulation in facade cladding

House frame: monolithic frame technology.

Walls: 150 mm foam block with increased noise reduction category Silens. 100 mm XPS to increase energy efficiency.



Porcelain stoneware



Foam block 150 mm



XPS 100 mm

EXTERIOR JOINERY, GLAZING

Panoramic energy-efficient KÖMMERLING windows with anthracite profile and external shading system

The apartment is equipped with high-quality KÖMMERLING window systems with anthracite PVS profiles with a thermal break, which provide exceptional heat and sound insulation, a modern appearance and durability.



INTERIOR JOINERY

ENTRANCE DOORS WITH MODERN DESIGN AND BIOMETRIC ACCESS SYSTEM

KEY FEATURES

- Type: metal entrance door (aluminium profile with thermal break)
- Colour: matt white / light cream
- Design: minimalist, with concealed hinges
- Handle: high vertical tubular handle made of stainless steel (design element, easy to open)

SECURITY

- Cylinder lock
- Fingerprint scanner (electronic biometric system)
- High heat and noise insulation thanks to the door leaf design and airtight installation

INTERIOR DOORS

OXFORD interior doors with a modern minimalist design will be installed. The white door leaf with a vertical black insert emphasises the geometry of the space and gives the interior a distinctive look.

Each door is equipped with:

- matte black fittings (RAL 9005),
- KUBIC A handles with a laconic straight shape,
- MAT ROCK type WC locks,
- and, if necessary, Q TAGLIO MARIA cylinder covers.

These doors are not only aesthetic but also functional, providing comfort, sound insulation and a uniform design style throughout the apartment.



ELECTRICAL ENGINEERING, TELECOMMUNICATIONS AND AUTOMATION

Electrical wiring with a high level of electrification. High-quality SIMON brand sockets and switches (or similar). Trio Lighting external and internal lamps.

Internal wiring with high-quality mechanisms. Control (home automation) of home lighting and electric blinds. The "smart home" system allows you to control lighting, blinds and other household appliances by voice. "Smart" sockets and automatic devices allow you to measure electricity consumption and optimise it.

Automatic climate control in the apartment. Sensors for CO2 and humidity control.

Access to the building and apartment via a face recognition system or smartphone.

Surveillance cameras in the hallways with intelligent analytics.



WATER SUPPLY, AIR CONDITIONING AND VENTILATION

Hot water supply via an aerothermal monoblock system and heat pump. Individual room ventilation. Independent air conditioning in each room via Cooper&Hunter or GREE systems. Underfloor heating throughout the apartment to ensure a comfortable temperature in winter.



ENTRANCE

Walls painted in light neutral shades.

Stretch matte white ceiling.

Lighting: Spotlights. Floor covering:

Porcelanosa NOBUArce porcelain stoneware 25×150 cm.

LIVING ROOM

The walls are painted in light neutral shades.

Stretch matte white ceiling.

Lighting: Spotlights. Built-in wardrobe. The

floor is high-quality laminate flooring by

Porcelanosa Vienna AC5 VIENA

1LWorner.



Material catalogue Porcelanosa Pro 2025

This modern bathroom is designed in a minimalist style using only Porcelanosa products, which guarantee impeccable quality, durability and premium aesthetics.

Finishing

- The walls are finished with large-format tiles in a neutral sand colour with a slight speckle, creating visual purity and space.
- Light fixtures with built-in LED lighting create soft, diffused lighting.
- A suspended cabinet with a textured wooden front adds warmth and naturalness to the interior.

Plumbing and equipment:

- Shower area:
 - FLOW SILK 160x75 shower tray with KRION® with the possibility of cutting on site.
 - Built-in MONM mixer. RONDO with ProjectLine brass body.
 - ROC overhead shower. VALVULA ROUND 20 cm, shower holder, hand shower and FLEXIBLE 150 cm hose — all chrome-plated with a sleek design.
- Toilet:
 - INODORO NK CONCEPT RIMLESS wall-hung model, with concealed BAST SMART LIGHT ECO cistern and SC SLIM lid.
 - SMART LINE RONDO dual flush control.
- Washbasin:
 - ENC NATURAL 110x50 console countertop, one built-in washbasin.
 - ROUND LAVABO chrome mixer tap, without pop-up waste.
 - ROUND CROMO siphon.

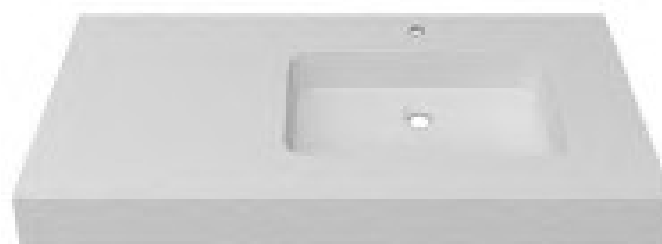
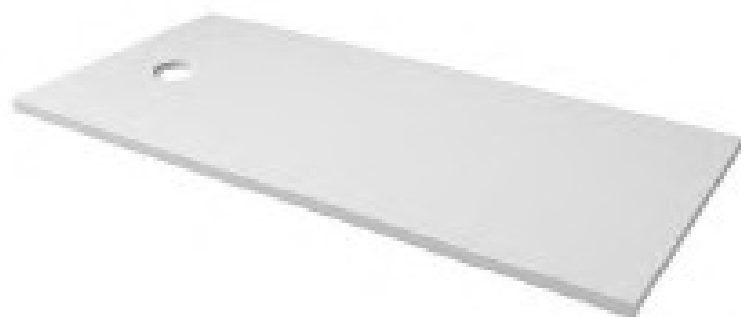
This bathroom combines functionality, elegant design and durable materials from one of the industry leaders, Porcelanosa. It is ideal for premium apartments.

BATHROOM

PORCELANOSA Grupo

Porcelanosa Pro 2025 catalogue material

BOTTEGA CALIZA





LIVING ROOM

The walls are painted in light neutral shades. The ceiling is matt white. The floor is covered with high-quality PORCELANOSA NOBU ARCE tiles (ref. 100240770), which imitates natural wood. It has a warm, light brown shade, a matte surface and a pleasant texture, ensuring high wear resistance and making it ideal for the cooking area.

Lighting: the main lighting is provided by built-in spotlights. In the centre of the kitchen area, there will be a suspended wicker chandelier with three bulbs.

Kitchen area as part of the living room

The kitchen is built-in with fully integrated minimalist furniture. The lower fronts are matt, graphite-coloured, handle-free and feature a concealed push-to-open system. The white wall cabinets create a clean horizontal line, visually levelling the space and making it feel light. Built-in electric hob, microwave oven and oven by Midea.

The apron is made of a vertical white corrugated panel with a restrained rhythm, illuminated by a uniform LED profile along its entire length.

The worktop is wear-resistant, with a pleasant matte texture, matching the lower cabinets. It has an integrated rectangular sink and induction hob.

The sanitary ware is made of stainless steel by Porcelanosa: a mixer tap with a modern geometric design and a built-in drainage system.



