

A modern, multi-story residential building with a light beige and white facade. The building features large windows and balconies. In the foreground, there is a swimming pool with several circular stone steps leading into the water. To the right of the pool, there are several lounge chairs with cushions. The scene is set in a tropical environment with palm trees and a clear blue sky.

Residencial Vernissa

Gate to paradise

QUALITY SPECIFICATIONS REPORT



Foundation and Structure

The foundation consists of a 60 cm thick reinforced concrete slab. The slabs have a thickness of 30 cm and are made of reinforced concrete with prefabricated beams and concrete block infill between beams.



**reference image*



External Walls

Facade covered with single-coat mortar, consisting of two masonry layers with an unventilated air cavity. Continuous facade cladding with a paint finish in two colors.



**reference image*



Roofs

Flat, inverted, and non-accessible roof with a gravel finish, accessible only for maintenance.



Exterior Carpentry

Exterior aluminum carpentry with thermal break. Sliding openings on terraces and tilt-and-turn openings in other cases. Double glazing compliant with the corresponding energy efficiency certificate for the project. The carpentry will include blinds for solar control, shading, and concealment.



**reference image*

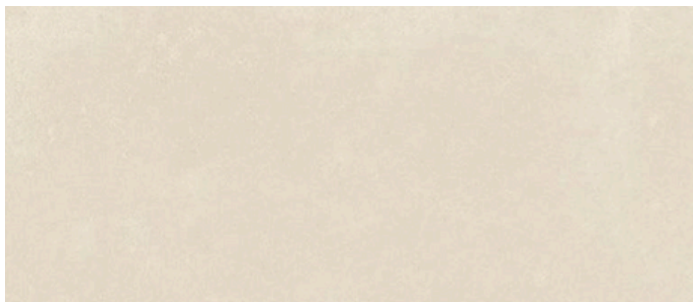


**reference image*



Flooring

Interior floors, except for bathrooms, are made of rectified porcelain stoneware resembling wood. Oak, beech, or similar tones are used. For the bathrooms, terraces, and common areas, a rectified porcelain stoneware flooring resembling cement in a matte sand tone is chosen. Additionally, it will feature anti-slip characteristics in the outdoor areas of the homes.



**reference image*



Interior Carpentry

rmored entrance door to the house, with a single leaf of 52 mm thickness, 840x2040 mm opening width and height, painted finish with colored epoxy resin. Interior doors are white and smooth with hardware in stainless steel or white.

Waterproof white lacquered MDF baseboards.



**reference image*



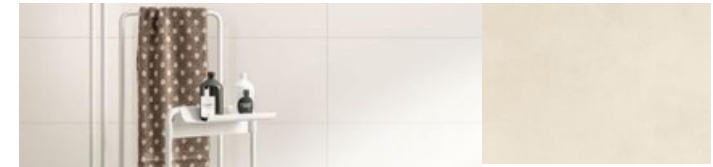
Kitchens

Fully equipped kitchen with appliances, countertop, oven, and extractor hood. Interiors made of waterproof board with white-finished doors and details in oak, beech, or similar wood. Countertops are made of white sintered stone. Undermount stainless steel sink with a single bowl and a single-handle faucet finished in white or stainless steel.



Bathrooms

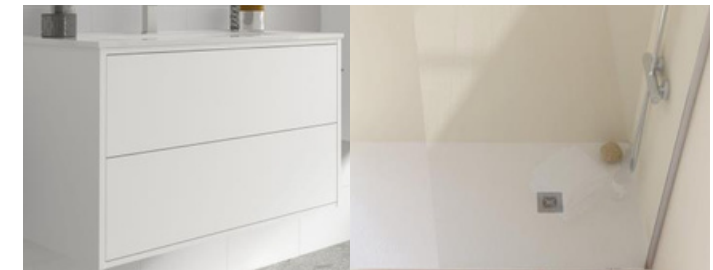
Bathrooms with rectified porcelain tile in a rectangular format, 30 x 60 cm or similar. Wall tiles in the shower area match the flooring.



Vitrified porcelain sanitary ware in white. Wall-mounted toilet with a soft-close lid. Concealed cistern in white. White bathroom furniture with fully extendable drawers and interior organizers. Single-handle faucet for sink and shower finished in white or stainless steel.



Resin shower tray with a fixed tempered glass screen.



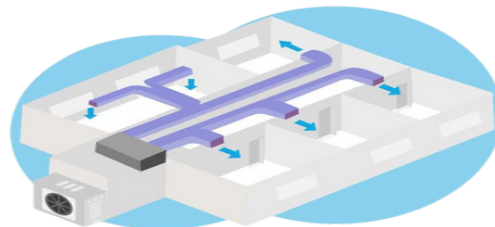


Heating, ventilation, and air conditioning and domestic hot water installation.

Minimum energy contribution for domestic hot water through a compact aerothermal system, complying with current regulations.



Heating and cooling through an air conditioning system, consisting of a heat pump with an exterior unit and an interior unit located in the false ceilings of the house. Air distribution is through ducts and grills



Lighting, electrical installation, and telecommunications.

Installation throughout the house of sufficient light points and switch mechanisms for comfortable operation. Switches and other mechanisms are white. The house has a complete installation for satellite antenna, digital terrestrial television (DTT), and FM radio, as well as pre-installation of fixed connections for fiber optic cable.



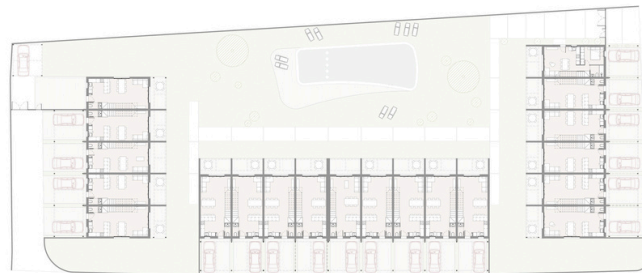


Community pool 18x6m

The pool will be finished with high-quality ceramic tiling, a material that is not only aesthetically pleasing but also offers anti-slip properties.



This material is chosen for its durability and resistance to weather conditions, in addition to facilitating the maintenance and cleaning of the area.



Private and communal green areas.

The homes will also feature terraces and green areas that will allow residents to enjoy outdoor views and fresh air, ideal for relaxation and socialization moments. Garden spaces will be created to encourage social interaction and recreation. These gardens will be designed to be accessible and attractive, promoting a pleasant environment for community use.





Individual Parking - Street Exterior

The individual outdoor parking has been designed to provide residents with a practical and accessible parking solution. Located along the street adjacent to the residential complex, this parking space is intended to ensure the convenience and safety of residents' vehicles.



Metal pergola covered with reed.

The metal pergola covered with reed has been designed as a functional and aesthetically pleasing space, intended to provide shade and comfort in the outdoor areas of the residential complex. This architectural element not only enhances the visual appeal of the surroundings but also creates a versatile area for recreation and outdoor enjoyment.



Residencial Vernissa

Hora de vivir el Mediterráneo

DO
TO

HUB D'ARQUITECTURA