

Diverso
LAS LAGUNAS

Building specifications

gesbró

Gesbró
Comprometidos con tu casa

The images are for illustrative purposes only

This quality specification document may be subject to changes due to product discontinuation, supply difficulties in the market, technical improvements to the described materials, or due to regulatory and technical requirements of the project.

Dwelling

Foundations and structure

The foundations and structure are executed in reinforced concrete, in compliance with current regulations. An independent Technical Control Body (OCT) ensures the proper execution of the structural elements.

Facade

The exterior façade consists of brick masonry with thermal and acoustic insulation and an air cavity, finished with a continuous exterior render and an interior lining of laminated plasterboard on a metal framework.

The terrace enclosures are designed with glass railings combined with solid panels, in accordance with the architectural design.

Roofs

Flat roofs are designed with a waterproofing membrane and thermal insulation over habitable areas, ensuring watertightness and interior comfort.

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External carpentry

The windows and balcony doors will be made of PVC with double glazing and an air chamber, featuring motorized shutters in the living room and bedrooms.

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Interiors



Separation between dwellings and partition walls

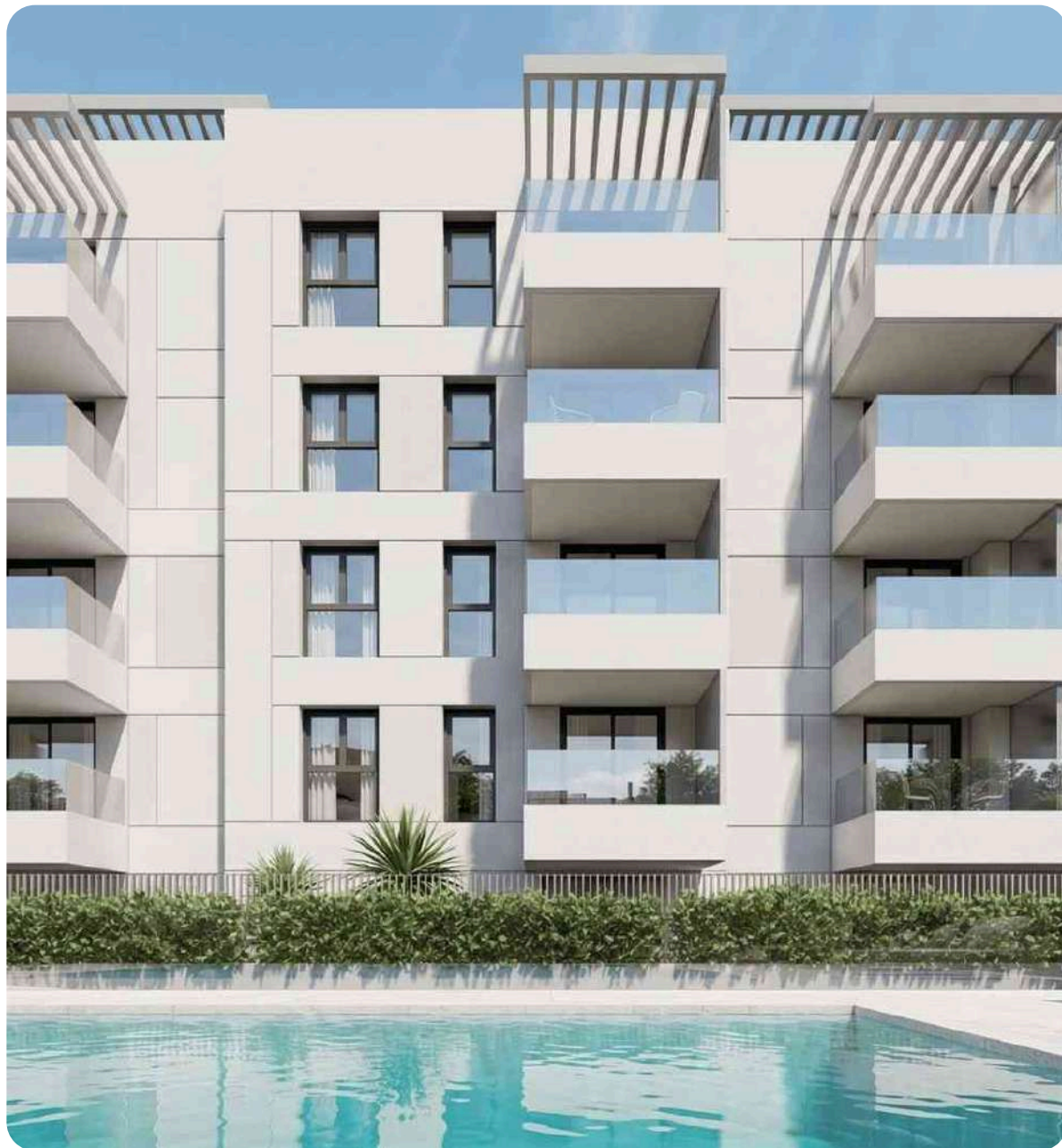
The separation between dwellings is carried out using ceramic partition walls lined on both sides with laminated plasterboard. The separation between dwellings and common areas is constructed with ceramic partition walls lined internally with laminated plasterboard and finished with plaster or plasterboard towards the common areas. The interior layout of the homes is built using self-supporting laminated plasterboard partitions on a metal framework. The partition walls will incorporate the required insulation in each case to comply with current building regulations.

Internal carpentry

The entrance door to the property is a reinforced security door, finished in white on the interior side and designed to match the interior carpentry. The interior doors are finished in white. Wardrobe doors will be sliding or hinged, depending on the architectural design, with a finish matching the interior doors. The wardrobes will include an upper shelf and a hanging rail.

Living room, bedrooms and hallways

The flooring throughout the property is porcelain stoneware. The ceilings are finished with continuous plaster ceilings and suspended ceilings where required for installations. The walls and ceilings are finished with smooth plastic paint, in a colour to be defined by the Project Management team.



Interiors

Kitchen

The kitchen flooring is the same as the rest of the property. The walls in the cooking area are protected with the same material as the worktop, while the remaining walls and ceilings are finished with smooth plastic paint. The kitchen is delivered fully fitted with base and wall units according to the design, together with a compact quartz worktop or similar. It is equipped with an induction hob, oven, extractor hood, sink and single-lever mixer tap.

Bathrooms

The bathroom flooring is the same as the rest of the property. The walls are finished with a combination of ceramic tiling and smooth plastic paint, according to the architectural design. The ceiling will include access panels where required for installations and will be finished with smooth plastic paint.

Outdoor areas

The vertical surfaces will have the same finish as the façade. Continuous or accessible suspended ceilings suitable for outdoor use will be installed, depending on installation requirements and the architectural design. The paved areas of terraces and private patios will be finished with non-slip ceramic flooring suitable for outdoor use. Landscaped areas on natural ground will be delivered unfinished.

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Installations

Plumbing and sanitary fittings

The plumbing installation includes a main shut-off valve in each property, as well as individual shut-off valves in wet areas (kitchens and bathrooms).

Private gardens are equipped with a water connection and an electrical outlet.

The sanitary fittings are made of ceramic material with single-lever mixer taps, and shower trays with thermostatic taps, with the option to replace the shower tray with a bathtub where the layout allows. A mirror and vanity unit with integrated washbasin will also be included.

Air conditioning, heating and hot water

Installation in compliance with the Building Thermal Installations Regulations.

Domestic hot water is produced by an aérothermal system.

Ducted hot and cold air conditioning is installed, with air supply grilles in the living room and bedrooms.

Air renewal is ensured through a mechanical ventilation system to guarantee indoor air quality.

Electricity, television and telecommunications

Installation in compliance with the Low Voltage Electrical Regulations and the Common Telecommunications Infrastructure Regulations.

Photovoltaic panels will be installed on the roof to generate electricity for the common areas, promoting energy savings for the community.

Electrical fittings, as well as TV and telecommunications outlets, will be installed in accordance with the electrical and ICT project specifications.

An intercom system will be installed at the entrance to the development and in each building lobby.

Common areas



Basement levels

Fire protection installation and ventilation system in compliance with fire safety regulations (PCI).
Motorised vehicle access door with automatic opening and closing system.
Pre-installation for future electric vehicle charging points, in accordance with regulations.

Entrance halls and staircases

The entrance lobbies and staircases are finished with ceramic materials and smooth plastic paint.
Lighting is installed in lobbies, staircases and lift halls, activated by motion sensors.

Development

The development has two access points from the main street leading into the private gated complex, from which each building entrance and the communal swimming pool can be accessed.

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Customization



Free customization

We offer customization at no additional cost:

- Choice between 2 flooring colours proposed by the developer, within the timeframe established by the construction progress.
- Choice between 2 wall colours: white or grey 1000N.
- Choice between 2 kitchen colour options proposed by the developer, within the timeframe set by the kitchen supplier.

Customization with additional cost

As offered and managed by the Contractor in coordination with the Cooperative.

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Environment

Energy Efficiency
Certificate: A



Our commitment to the environment is reflected in the incorporation of measures aimed at reducing energy consumption and greenhouse gas emissions. The high level of insulation of the building envelope, high-performance external carpentry with thermal break, the use of double glazing with air chambers, and the efficiency of the installations and ventilation system enable the homes to achieve high energy efficiency standards.

Large windows in living rooms and bedrooms allow natural light to play a key role in the interior spaces, reducing the need for artificial lighting and creating a comfortable environment for both daily living and working.

Measures have also been adopted to reduce water consumption, including dual-flush toilets and taps fitted with aerators.

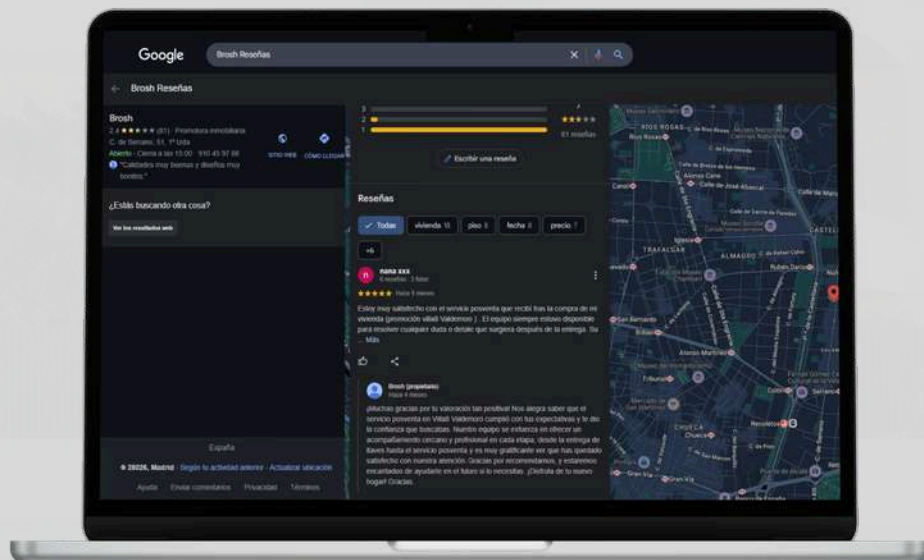
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