



Playa Azul

Cádiz | Costa Ballena

Building specifications



1 | FAÇADES

Façades designed to reduce the energy demands of the home, made from exterior ceramic sheets, luting, thermal insulation, an air gap and interior cladding of gypsum plasterboard on a substructure with internal insulation. The final external finish will be done with a single coat of mortar and finished with siloxane paint.

2 | EXTERIOR CARPENTRY

Exterior carpentry made with lacquered aluminium with thermal bridge break as an improvement to the thermal insulation, the system includes roller shutters with aluminium slats in the bedrooms, with injected thermal insulation, and it has double glazing with acoustic attenuation for better energy efficiency and improvement in wellbeing.

The railings on the external balconies on the façade are made from metallic profiles treated against corrosion and transparent glass.



3 | ROOFING

Different types of roofing is used depending on the location and use, and thermal insulation is used in all of the interior living areas.

The terraces and balconies of the homes will have non-slip ceramic paving stones finished with a skirting board in the same material, with prior waterproofing via a system of asphalt treatment.

On the top floor, the homes that have an outdoor space will be built with a non-slip ceramic tile flooring that will form a gradient for rain water to drain away. In the case of technical roofs designed to hold installations, the building solution will be a non-walkable inverted flat roof, finished with loose gravel.

4 | FOUNDATION AND STRUCTURE

The foundation and structure of the buildings are made from reinforced concrete under a ten-year warranty.

5 | DIVIDING WALLS

The dividing walls inside the home are made from a system of drywall partitions, made up of gypsum plasterboard fixed to the substructure, incorporating thermal and acoustic insulation in all cases. In any areas that border with wet rooms, the plasterboard will be damp-proof.

The partitions between homes will form part of the drywall system, clad with a half-brick wall of perforated brick, incorporating thermal and acoustic insulation. In any areas that border with wet rooms, the plasterboard will be damp-proof.

The partitions between homes and communal areas will be built as part of the drywall system, clad with a half-brick wall of perforated brick, incorporating thermal and acoustic insulation in the home area and finished with perlite plaster in the communal area. In any areas that border with wet rooms, the plasterboard will be damp-proof.

6 | INTERIOR CARPENTRY

Security entrance door with white finish on both sides. Crowbar resistant hinges and security lock, peephole and doorknob.

The interior connecting doors will be solid, and finished with white lacquer and metallic fittings. The doors to the master bedroom and secondary bathrooms will include locks.

The cupboards are prefabricated block-type, to be built in, with white lacquered hinged doors. The interior is lined and has a luggage compartment and hanging rail.





7 | PAVING AND TILING

The flooring inside the home will have porcelain tiles laid on top of an anti-impact layer, to improve the acoustic attenuation. All rooms except the bathrooms and kitchens have skirting boards in the same material.

The terraces and balconies are paved with non-slip ceramic tiles.

The walls of the bathrooms will be covered by tiling, in combination with areas of emulsion paint.

The walls of the kitchens will be painted with emulsion paint in white or a soft colour.

8 | CEILINGS

The whole house will have a system of gypsum plasterboard covering the ceilings. The secondary bathrooms, or rooms containing adjustable installations behind a false ceiling, will have a removable ceiling or controls to operate them.

9 | PAINT

White silk emulsion paint on the walls and ceilings.

10 | LIGHTING

The main porches and outdoor terraces will have light fittings in line with the design of the complex, the general communal lighting will use an LED system to improve energy consumption.

11 | PRODUCTION OF HOT WATER/ AIR CONDITIONING/HEATING

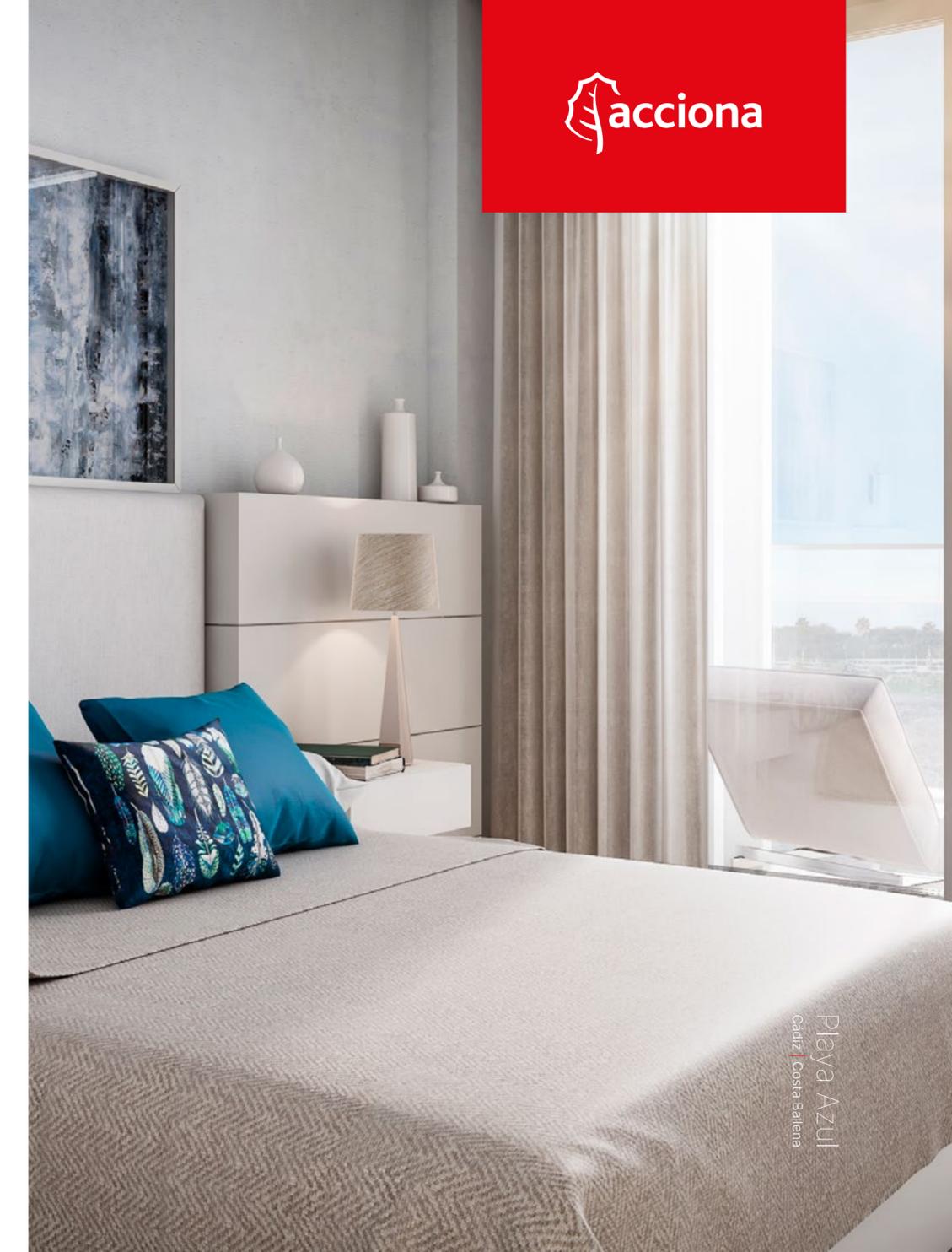
For the system that produces sanitary hot water there is an aérothermal device, built in to the climate control system using a heat pump. This system saves energy consumption compared to more conventional systems, and simplifies the usual installations, reducing the necessary energy taken from the electricity supply.

The air conditioning and climate control system of the home will have temperature regulation, including cooling and heating.

The supply units will be placed inside the homes and the compression units outside.

The distribution of air in the climate control mode will happen via duly insulated ducts and supply and return grilles for each delimited room.

Provision of tap point on the rear façade of the house.



12 | ELECTRICITY AND COMMUNICATIONS

The home is supplied by the services regulated by the Regulation on Telecommunications Infrastructure (ICT), and its electrical installation will have the electrification grade in line with current laws.

Each home will come equipped with a video intercom with colour screen, and will be connected to the outdoor unit.

All of the balconies have electrical sockets for outdoor use.

13 | KITCHEN AND LAUNDRY ROOM

The kitchen furniture includes upper and lower units finished with a quartz composite worktop including an induction hob, refrigerator, dishwasher, fume extractor hood, sink with single-lever mixer tap, oven and microwave. The backsplash between upper and lower cabinets and between the cooking area and the extractor hood will have a quartz finish, made of the same material as the worktop.

The laundry room has a washing machine.





14 | MAIN AND SECONDARY BATHROOMS

The bathrooms come equipped with bathroom fittings in modern designs, finished in white.

The toilets have a dual flush mechanism to help save water and soft-close lid.

The main bathrooms contain a bidet, sink and large-sized shower depending on the case. It also has a shower screen and backlit demister mirror.

One of the secondary bathrooms in each home will have a sink with backlit demister mirror and bath or shower, depending on the case, with screen. In homes that have a third bathroom, this will contain a sink and bath or shower, depending on the case.

All taps will be single-lever mixers with built-in aerators to improve flow, reducing water consumption.

15 | COMMUNAL AREAS

The ground floor lobbies and access to the buildings are decorated with ceramic flooring and wall tiles, mirror and decorative painting.

In the first floor hallways, ceramic flooring will also be installed in line with the design planned for the entrance halls.

The lighting in all these spaces will include LED light fittings with timers and/or presence detectors zoned by floor.

The housing complex is equipped with various leisure and entertainment facilities, including a community room, a playground, two adult swimming pools and one children's splash pool.

The sports facilities include two paddle tennis courts and one petanque court.

There are also toilets in the surroundings of the facilities for social use available to the Residents' Association.

The communal gardens for the private use of the ground floor homes will have an irrigation system installed and lawns planted.

The outdoor communal area is laid out with pedestrian walkways, driveways for bicycle or vehicle access, landscaping decoration or finishes in prefabricated cobblestone paving, mass-coloured textured concrete or garden finishing treatments depending on the locations.

All garden areas will be decorated with landscaping criteria using preferably native plants and trees with low water consumption. The irrigation network will be equipped with water supply control installations and zoned valve mechanisation as a measure to improve water consumption.



16 | GARAGES

There will be basement garages below the ground level. Vehicle access will be via the main or secondary access authorised to that effect, with mechanised doors operated by remote control. There will be pre-installed charge points for electric vehicles in 10% of the spaces.

The surface of the basement parking areas will be machine trowelled concrete; furthermore, in the below-ground area there will be storage units and communal technical rooms, a fire protection system with CO2 level control and timed lighting.

17 | LIFTS

Electric lifts will be installed with automatic telescopic doors. The lifts will have energy-efficient characteristics. They will go down to the basement floor of each block.



18 | ENVIRONMENTAL AND SUSTAINABILITY MEASURES

The development will hold the BREEAM® sustainability label.

BREEAM® promotes more sustainable construction, which provides economic, environmental and social benefits for all people linked to the life of a building.

ACCIONA INMOBILIARIA incorporates the guidelines of the BREEAM® sustainability protocol in all its developments nationwide.



These building specifications are merely illustrative. Acciona Inmobiliaria reserves the right to introduce modifications due to technical or legal reasons, that are suggested by the lead architect of the works as being necessary or advisable for the proper completion of the building, or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality.



Playa Azul

Cádiz | Costa Ballena

Contact

promocion.costaballena@acciona.com

673 736 450

