

# SOLAIA

## Technical Specifications

### 1. Foundation & Structure

#### Foundation

Reinforced concrete slab providing stability and durability.

#### Structural System

Reinforced concrete for enhanced load distribution.

### 2. Construction Elements

#### Façade

Double brick layer enclosure with thermal insulation.

#### Roofing

Interior Roof: Non-trafficable flat roof finished with gravel designated for technical installations.

Exterior Roof: Trafficable flat roof finished with ceramic stoneware, visually cohesive with the interior flooring.

#### Interior Partitions & Dividers

Ceramic brick partitions between apartments with plasterboard cladding and acoustic and thermal insulation.

Internal partitions combining ceramic bricks and dry partition systems for comfort and soundproofing.

#### Cladding

Exterior: Cement mortar finish with premium exterior paint.

Interior: High-quality plastic paint in white or optional selected tones.

#### False Ceilings

Laminated plasterboard false ceilings throughout, with acoustic insulation in areas housing HVAC units. Finished with high-quality paint.

### 3. Flooring & Wall Finishes

#### Flooring

Uniform high-end, large-format porcelain stoneware in neutral tones throughout the homes, including kitchens, bathrooms, and terraces.

#### Bathroom Wall Cladding

Tiled with premium porcelain stoneware.

#### Skirting Boards

High-quality skirting to complement the flooring.

## 4. Carpentry & Glazing

### External Woodwork

Lacquered aluminum window frames with thermal breaks; sliding or tilt-and-turn windows as per plans. Double glazed Climalit or similar low-emissivity double glazing with acoustic insulation.

### Terrace Railings

Double-layered laminated safety glass (10mm each layer).

### Interior Doors

Smooth white lacquered doors with concealed hinges and high-quality fittings; sliding doors where functional optimization is required.

### Main Entrance Door

Reinforced security door with a sleek finish, concealed hinges, and premium hardware (210cm H x 92cm W).

### Wardrobes

Built-in modular wardrobes with soft-close lacquered doors and integrated drawer units in neutral tones.

## 5. Bathrooms

### Walls

Large-format ceramic tile wall cladding.

### Sanitaryware

In-Wash smart toilet with bidet functionality and dual-flush system.

Premium single-lever mixer taps.

Single or double white porcelain sink set on a wooden vanity top.

Anti-fog, technology-enabled mirror.

Shower Area: The shower area will be seamlessly integrated using the same high-quality porcelain stoneware tiles as the rest of the bathroom and unit flooring. A concealed linear drain system will be installed, with drainage slots precision-cut into the tiling to ensure a clean, minimalist finish.

Tempered glass shower screens.

## 6. Plumbing & Sanitation

### Sanitation System

PVC pipework with acoustic insulation.

### Plumbing

Cross-linked polyethylene pipes with thermal insulation for hot water.

Independent shut-off valves at wet room entry points and for each fixture.

Domestic Hot Water (DHW) provided via aerothermal energy.

## 7. HVAC & Electrical

### Heating & Cooling

Centralized air-conditioning system (hot/cold).

Electric towel warmers in all bathrooms.

### **Electrical & Telecommunications**

Premium fixtures and switches.

Energy-saving LED lighting.

TV and telephone points in bedrooms, living room, and kitchen.

USB dual sockets in bedrooms.

Video intercom system in each home.

Keyless FOB system for main and common area access.

## **8. Sustainability**

### **Solar Energy**

Photovoltaic panels to power lighting and systems in common areas.

## **9. Common Areas**

### **Lobby & Corridors**

Finished with elegant flooring matching the apartments.

LED lighting with presence sensors and timed automation.

### **Landscaping & Pool**

Landscaped ground-level gardens and a saltwater infinity pool.

### **Gym**

Fully equipped and thermostat-controlled air-conditioned gym.

Sound equipment to control music.

### **Yoga Studio**

Fully equipped and thermostat-controlled air-conditioned yoga studio.

Finished with wood-finished porcelain tiles for warmth.

Sound equipment to control music.

### **Sauna & Steam Room**

Wellness area consistent of sauna, steam room, showers and changing rooms.

Finished with elegant flooring cohesive with the interiors of the building.

### **Co-Working Space**

Multi-space coworking area consistent of communal Wi-Fi and all the necessities for a work space.

Fully equipped meeting room for private meetings.

Finished with elegant flooring cohesive with the interiors of the building.

## **10. Garage & Storage**

### **Garage Access**

Automatic entrance gate with remote control and safety photocell. 2 garage spaces and 1 storage space per homeowner.

### **Flooring**

Continuous concrete and resin flooring across parking and storage areas.

### **EV Readiness**

Pre-installed infrastructure for electric vehicle chargers; installation upon request.

**Ventilation & Safety**

Mechanical ventilation system with carbon monoxide detection and control.

**11. Elevators****Lift System**

Electric elevators from a premium manufacturer, with telescopic automatic doors, luxurious cabin finishes, and secure access via FOB technology.