

# ARMONIA

SAN PEDRO



# Outline specification

# Foundation and Structure

The foundation has been designed based on the geotechnical study conducted, ensuring the stability of the building through a foundation slab and concrete walls in the basement level.

The building's structure will be constructed using reticular slabs and solid reinforced concrete slabs in compliance with current regulations, guaranteeing maximum strength and durability.

# Facade

The facade features high-quality finishes, complying with all thermal and acoustic insulation requirements established by the Technical Building Code (CTE).

It consists of an outer layer of Satecer soundproof ceramic brick coated with single-layer mortar, an interior mortar rendering, an air chamber, and a self-supporting laminated gypsum board lining with 50mm mineral wool on a metal profile structure.

Exterior cladding in wood imitation is applied in certain facade areas using large-format, thin ceramic panels.

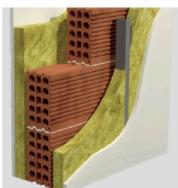
# Internal Partitions and Suspended Ceilings



The internal partitions will be constructed using a self-supporting system with two layers of drywall on each side, mounted on a metal frame structure, in compliance with CTE requirements.



The partitions between apartments will be made of brick masonry with a self-supporting lining on each side, insulated with 50mm mineral wool to ensure privacy and comfort for residents.



A suspended ceiling made of drywall will be installed throughout the apartment, enhancing thermal and acoustic insulation while incorporating access panels for proper maintenance of utilities.

# Exterior Finishes



The exterior finish features aluminum with a thermal break, brand Strugal, painted in a dark color, with sliding panels for terrace access.

Bedrooms will be equipped with motorized roller shutters with slats matching the finish color.

In ground-floor apartments, all windows will have motorized security shutters.

The installation of laminated double-glazed systems will provide excellent thermal and acoustic insulation.

# Flooring and Wall Finishes

Inside the living areas, rectangular porcelain stoneware flooring will be installed, model Palomastone White 60x60 from TAU Cerámica, also used in common areas.

An acoustic insulation layer will be placed under the flooring in each apartment to reduce impact noise.

Terraces and outdoor areas will feature non-slip porcelain stoneware for safety, using the same Palomastone White 60x60 model from TAU Cerámica.

Ceramic wall coverings in wet areas will be made of white clay, model Palomastone White 33x100 from TAU Cerámica, ensuring a modern and durable appearance.

The baseboards will be made of white PVC, water-resistant for increased longevity. In the rest of the apartment, both vertical and horizontal surfaces will be finished with white plastic paint.

**TAU**  
Feel & Mix

PALOMASTONE

# Plumbing, Sewage, and Equipment

The water supply systems will be installed using the latest generation pipes.

The main bathrooms will be equipped with ultra-white compact mineral sinks with two bowls, a screen, and a lower cabinet.

The secondary bathrooms will feature porcelain sinks. High-quality single-lever mixers, Alexia series from Ramón Soler, will be installed for both the sinks and shower cabins.

Sanitary fixtures will be made of porcelain, Emma Stone model, with slim seats and lids featuring soft-close mechanisms.

The shower trays will be made of white resin, Stone Plus series from Duplach.

Each bathroom will have fixed partitions and mirrors, ensuring maximum functionality and design.



# Security Systems

All apartments will be equipped with secure entrance doors. The main entrance to the building will have a video intercom system with a camera, and each apartment will have a monitor to ensure the security of the residents.



# Electricity and Telecommunications

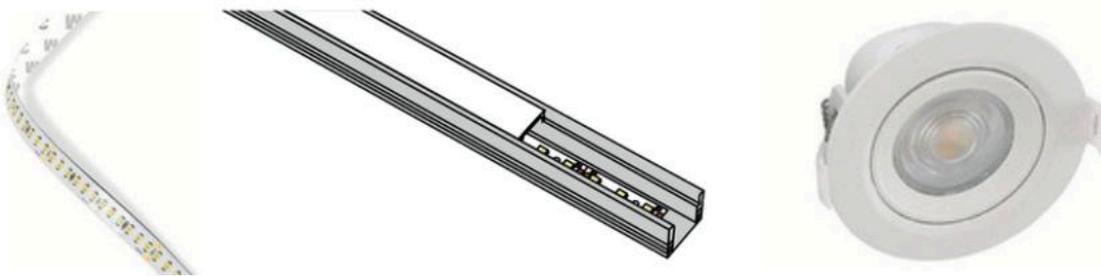
The electrical installation will be carried out according to an advanced level of electrification, using equipment from leading brands.

LED lighting fixtures will be installed in all rooms to provide efficient lighting.

In common areas, at entrances, and in hallway corridors, presence sensors will be installed.

Each apartment will be equipped with the necessary pre-installation for electric vehicle charging, as well as sockets for connecting televisions in the living room and bedrooms.

Electrical outlets will also be provided on the terraces. Additionally, a fiber-optic network will be implemented throughout the building, ensuring high-speed internet connectivity.



## Garages and Storage Rooms

The garages will feature polished concrete flooring, equipped with a ventilation system, fire detection and protection systems, LED lighting, and pre-installation for electric vehicle charging.

The access door to the parking area will have external and internal photoelectric cells and automatic opening with remote control.

Storage rooms will also be equipped with efficient lighting and proper ventilation, ensuring safe and comfortable storage of belongings.

# Kitchen

All apartments will be equipped with kitchens made by the German brand Nolte Küchen, featuring premium drawers, Techlam countertops, a high-quality faucet, and a Franke sink.

The kitchens will also include Siemens appliances, such as a combined oven-microwave, induction cooktop, range hood, dishwasher, refrigerator, and an integrated washer-dryer.

Kitchens of German manufacturer

**nolte**<sup>®</sup>  
KÜCHEN

Countertops

**TECHLAM**<sup>®</sup>  
by LEVANTINA

Sink and faucet

**FRANKE**

Appliances

**SIEMENS**

Customization options



Sealing Tapes



Premium Drawers



Integrated Lighting



Waste Disposal



# Common and Exterior Areas

The common areas of the residential complex will be furnished with exclusive, designer furniture and lighting, creating a stylish and welcoming environment.

Plans include the installation of rooftop pools featuring underwater lighting and a seawater filtration system.

The landscaped areas will be adorned with low-water-consumption plants, promoting sustainability while enhancing the natural and pleasant atmosphere of the surroundings.

# Brands with Quality Guarantees

**STRUGAL**

**TAU**  
cerámica

 **ARISTON**

 **AIRZONE**

**Roth**

**FAIN**

Ramon Soler®

**gala**

**DUPLACH**  
*Platos de ducha*

**nolte**<sup>®</sup>  
KÜCHEN

**TECHLAM**<sup>®</sup>  
by LEVANTINA

**FRANKE**

**SIEMENS**

**ARMONÍA**  
SAN PEDRO

+34 673 684 802

[www.armoniasanpedro.com](http://www.armoniasanpedro.com)

[info@armoniasanpedro.com](mailto:info@armoniasanpedro.com)

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