

01

"Hidden: Unseen, not apparent, not revealed or noticed"

Hidden and without much attention being paid to them, but actually one of the essential parts of any building: **Foundations and Structure**.

Given the vital importance of these elements for any design project and in view of the geotechnical report furnished on the nature and properties of the terrain, we have been able to perform the necessary engineering calculations and designs to define the most suitable type of foundation to provide the utmost solidity, as well as the best structure, using bidirectional reinforced concrete floor slabs **that will transmit the loads towards the pillars in two directions**.

02

"Visible: that can be seen, is real or evident"

Visible and equally important are the **Façade and Roof**.

The façades are in **facing white brickwork** providing an exclusive image and unique identity. They are treated with an internal water-repelling rendering, thermal and acoustic insulation inside the air chamber, and finished in a laminated plaster panel screwed onto metal profiles to guarantee the highest level of thermal and acoustic insulation and excellent waterproofing. The façade helps increase the levels of comfort and energy savings and, if we add in the various textures and the use of **glass and textiles in different colours** that will be applied simultaneously on terraces and windows against the backdrop of the white brickwork, we will have a unique, modern aesthetic combination.

In order to include extra thermal insulation, the flat roof, in addition to waterproofing through asphalt roofing felt, will have a layer of extruded polystyrene and its surface finished in non-slip earthenware tile.

03

"Privacy, innermost or profound aspects of a person, comprising feelings, family life or relations of friendship with other persons"

Privacy is what is provided by the separations between flats and rooms, achieved through the **Brickwork**.

For the separation of flats, the construction system chosen combines a brick wall with a structure of galvanized steel with a panel of laminated gypsum sandwiched between rockwool panels, in order to ensure **privacy and comfort by applying an excellent thermal and acoustic insulation system**.

For the separation between spaces for different use inside each home, we will produce walls in panels of laminated gypsum held on metal profiles and separated by a rockwool panel. In kitchens, bathrooms and toilets, the gypsum panels will have a special treatment. As well as achieving a high level of thermal and acoustic insulation with this system, it also makes for **perfectly smooth walls** where the painted surface will provide the desired brightness or warmth while contributing to the environment by considerably reducing the volume of waste during execution.

**"Closing:
Securing"**

**"Opening:
Communicating
spaces"**

Closing, or opening, the **External and Internal Joinery**.

Whether you wish to enjoy a cool breeze in the morning, sea views or the smell of rain, or else privacy in which to enjoy music, or listen to the laughter of your children playing in their room while you are making them their favourite snack, one of the most important elements in any home is its joinery.

And in our design, we could not overlook the chance to introduce one of the materials with the highest standards in thermal insulation: opting for white, we have chosen **lacquered aluminium with thermal seal**, preventing the external and internal elements from coming into contact by inserting a separating profile to stop the transmission of heat or cold between the inside and the outside of the home, thus generating, among other advantages, considerable energy savings or a reduction in condensation due to differences in temperature and the degree of humidity.

This thermally sealed aluminium profile is combined with CLIMALIT or similar **double glazing with an air chamber**; this will provide great energy and acoustic efficiency with high levels of insulation that will be passed on in the form of **constant savings in our energy bills as well as lower CO2 emissions** into the atmosphere.

Internal joinery. For your safety and security, the entrance door to your home is **armoured with a security lock, anti-pry hinges** and will have an eyehole. Interior doors between rooms will be smooth, lacquered in white, a modern, elegant choice, finished in solid edges and chrome metalwork and handles. The **fitted wardrobes will be from floor to ceiling** with fully sliding doors matching the interior doors.

**"Display:
Place something
in such a way
that it can
be seen"**

Display our favourite painting, the photos from that trip, enhance our furniture, nothing better than playing with the **Interior Finishing: paintwork, flooring and tiles, both indoor and out**.

By being able to work on **totally smooth walls**, we will add a touch of brightness by providing an impeccable finish in acrylic paint, just like the ceilings; it will be possible to choose the colour from a range of different tones to adapt your rooms to your own lifestyle.

The ceilings in the kitchen, bathrooms and transit areas will be finished in white acrylic paint. In one of the bathrooms (the main one or the secondary one, depending on the home), the ceiling will be accessible for maintenance purposes as it contains the air-conditioning installation.

The satisfaction of all our clients is present at all times and, as an added value for the internal flooring, an elegant design in **porcelain-like floor tiles** has been chosen for the entire home for its great resistance, durability and, as an especially important factor to bear in mind, its excellence as an **anti-allergenic material**: it is very hygienic as its low porosity makes it very easy to clean and prevents the emergence of germs and mould.

For the kitchen, which is without a doubt one of the most attractive elements in any home, we have opted for a finish in white ceramic tiles combined with acrylic paint depending on the type of home. For the bathrooms, our clients will be able to opt between **porcelain-like tiles or enamelled white ceramic tiles** in a range of colours.

On the outside, another attractive area for the variety of potential uses is on the terraces, a place where we spend good times with our families and friends, or with a good book. These will be finished in non-slip porcelain-like tiles. A special touch will be given to the terraces on penthouse floors as their greater surface area means they can be defined in a variety of areas combining artificial turf and a spa area that will make the terrace a truly exclusive space.

*"Light and Water.
Source of life,
energy...
Sensations."*

Water and light, sea and sun, **Plumbing and Electricity, Air-Conditioning and Hot Water.**

Energy, our premise to endow the entire building with power and capability.

To this end, the plumbing fittings will use cross-linked polyethylene pipes, undoubtedly one of the best considered high technology pipes thanks to their excellent properties, such as resistance to high temperatures and abrasion, as well as their durability. Stop-cocks will be fitted in each wet area as well as additional stop-cocks for each appliance, except showers.

Bathrooms will be fitted with shower platforms, washbasins on countertops and top quality toiletware. Lever-operated taps.

The electrical installation will be executed with a high degree of electrification to cover the full range of our clients' requirements. It will have independent circuits for lighting, power sockets, kitchen appliances and air-conditioning. Television aerial sockets will be provided in living rooms, bedrooms and on terraces, with telephone sockets in the lounge and the master bedroom. Lounges and bedrooms will have access to broadband telecommunications services that will provide the highest speed, excellent data transmission capacity and the greatest security. All cabling will be housed in flame-retardant conduits. So that our clients don't lose touch with their countries of origin, an HD digital communal satellite is provided to capture free-to-air television signals in Spanish, Russian, French and German.

For greater comfort in your homes, an air-conditioning installation (hot and cold air) will be provided via conduits. **Air-conditioning and hot water will be generated through aerothermics, an innovative system that does not use fossil energy** but rather recovers energy from renewable sources, in this case the energy contained in the air.

The aerothermal heat pump will be placed on the roof of the building, while the internal installation will be placed in the false ceiling of one of the bathrooms. For the provision of domestic hot water using this system, a separate hot water tank will be installed in each home.

*"Gastronomy:
Art of preparing
fine food."*

Gastronomy, an art in every corner of the country, but the preferred corner in our homes is the **Kitchen.**

And so that it can also be the favourite corner of our clients, we have focused our efforts in giving the kitchens a very attractive design. **Totally furnished with floor- and wall-mounted units finished in a high-gloss white colour**, with the wall-mounted units reaching the ceiling to increase storage and organization capacity, modules with soft-closing drawers and domestic appliances to carry out wonderful recipes: conventional oven, ceramic hob and a decorative extractor fan. Single-basin stainless steel sink with lever operated tap. The work areas will have Silestone or similar worktops. Depending on the type of home, they have been suitably designed thinking of our clients' needs: kitchens with visual communication, kitchens integrated into the living room with peninsulas or independent kitchens.

*"Elevate:
Place something
in the highest
position"*

Reaching our homes, regardless of their height, is a comfortable and safe process with the **Lifts.**

Two modern lifts will be installed in each staircase, with selective memory when going down and automatic doors, high quality and very efficient, with a low noise level when in operation. They incorporate a **trimmer** to provide greater security and in addition **prolong the working life** of both the engine and the related mechanical parts.

*"Safekeeping:
protection to
ensure a person
or object does not
suffer any harm"*

Safekeeping, we do not need our secure space only for ourselves, but for our vehicles too, and where better than in the **Garage.**

For the safekeeping and protection of their vehicles, our clients will be able to use the garage. Its perimeter closure will be in reinforced concrete wall with a waterproofing treatment.

The floated concrete flooring will provide a uniform, hard-wearing, smooth and long-lasting surface.

A system combining forced and natural ventilation has been installed to take advantage of the building's structure. Fitted with emergency systems for detecting fires, alarms, light fittings, ... and putting out fires in accordance with the regulations.

In order to provide our clients with greater convenience, areas have been set aside for the **storage of bicycles.**

Access to the garage area will be through a general automatic door operated with a magnetic key and a remote control.

*"Colour:
Visual perception
occurring in our
brain"*

Colour, a whole visual experience, the world surrounding us displays itself in colour, expressing sensations, emotions, full of character, strength, comfort, and classifying our **Development** as the real star.

Our buildings are located inside a private plot, fenced off along its entire perimeter. With two pedestrian accesses that will lead into an **internal development** that will discover a world of sensations and experiences. A pleasant residential setting in which to enjoy sunshine and gentle breezes.

On our way home, we will find ourselves in areas surrounded with a **wide variety of plants, bushes and trees** that will surprise visitors, full of life thanks to the installation of a drip irrigation system, perfectly lit and free of architectural barriers through the use of ramps. A specially designed **chill-out area** in which to develop new friendships while the children are enjoying the **playground area** with swings, a castle with a slide and a double see-saw. At various points around the development, we will find **cycle parking areas**, floorings in **natural and artificial turf**, a **paddle tennis court** enclosed in tempered glass...

Reaching the buildings, accessed through portals designed and finished with avant-garde solutions and noble materials, we find three spaces for use by the community and intended to satisfy all of our clients' needs: one room will have **Wi-Fi for children's games**, another for **board games** and the last is a multi-purpose room with views out over the swimming pool. **Equipped with a kitchen, this will be a meeting place** for all flat owners, who will also be able to use the **gymnasium fitted** out with a range of training apparatuses, the front of it glazed to offer a unique panorama of the development, and a **Finnish-style** sauna alongside the gym.

Occupying a large part of the development are the **swimming pools**, which will provide great fun moments for the kids and relaxation for adults. The paddling pool designed for young children will have **waterfalls and cooling water jets** to ensure laughter all round. For adults, an **infinity pool with a glass wall and a waterfall**, quite an experience for the senses, finished in mosaic tiles with underwater lighting, complete with a jacuzzi, an area of natural lawn with gardening services and solarium platforms with synthetic flooring and loungers as well as an additional area for toilets.

*"Choice:
Selection or
preference of a
person or thing
over others"*

Choice, a wonderful ability enabling us to adapt the things surrounding us to our preferences, tastes and needs. To this end, we offer you the **Personalization of your Home**.

At URBINCASA, the most important point is for our clients to be able to live in the home of their dreams and for this reason they are encouraged to be involved in the design process, participating in the customization of colour schemes, textures, materials, installations and distribution; during the construction period and the time windows designated, we will work for and with our clients with a shared goal: making your desires come true.

Advances Guaranteed

Our clients are reminded that all sums paid on deposit or on account following the definitive reservation of their home will be guaranteed by means of a bank surety or insurance policy and will be managed through a single bank account at "Bankinter" ES0901280660790100032571

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