

# STONEWEG Living



## Building Specifications - Odeon Residential

### FRAME STRUCTURE

Frame via reinforced concrete pillars and one-way slabs of precast reinforced concrete beams and shuttering slabs.  
Reinforced concrete screen-walls on below ground floors.

### FAÇADE

Façade to comprise:

- Light-colour continuous exterior cladding (Weber or similar), in accordance with the Municipal Charter.
- 14 cm-thick perforated ceramic brick envelope.
- Non-ventilated insulated interior air chamber.
- Laminated plasterboard partition wall.

Skirting to feature Spanish natural stone **facing** (Sant Vicenç or similar) and rubbed finish.

Rectified porcelain tile **facing** (Taupe or similar) on balconies.

Extruded aluminium sliding **louvered** shutters (Durmi L035 or similar) and lacquered finish.

Vertical bar steel **railing**, coated with synthetic enamel paint.

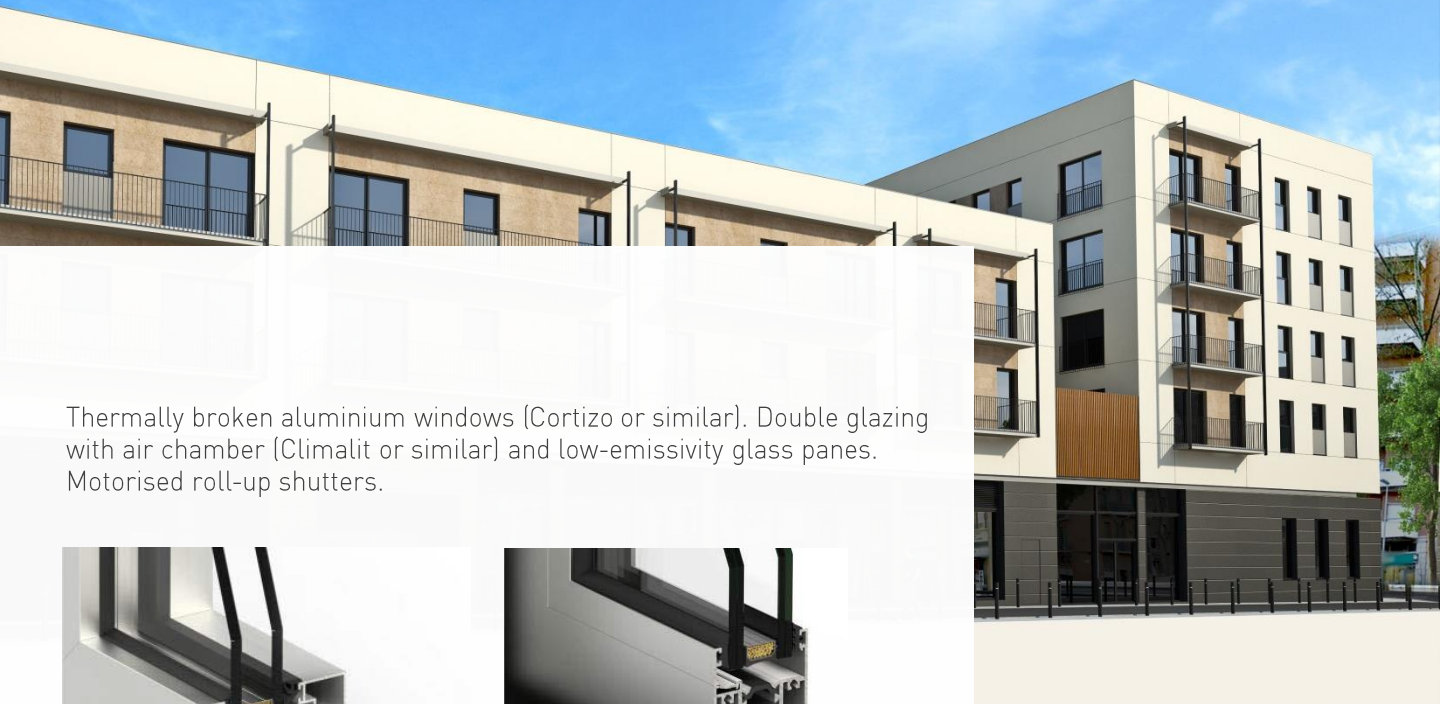
Lower finish on balcony slabs to feature fair-faced concrete formwork with waterproof phenolic panel.



Sant Vicenç stone,  
rubbed finish.



Rectified porcelain tile



Thermally broken aluminium windows (Cortizo or similar). Double glazing with air chamber (Climalit or similar) and low-emissivity glass panes. Motorised roll-up shutters.



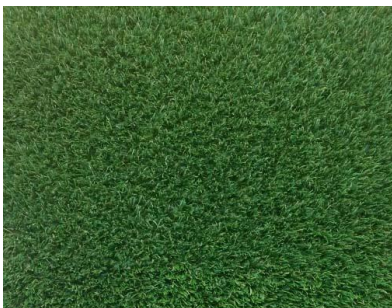
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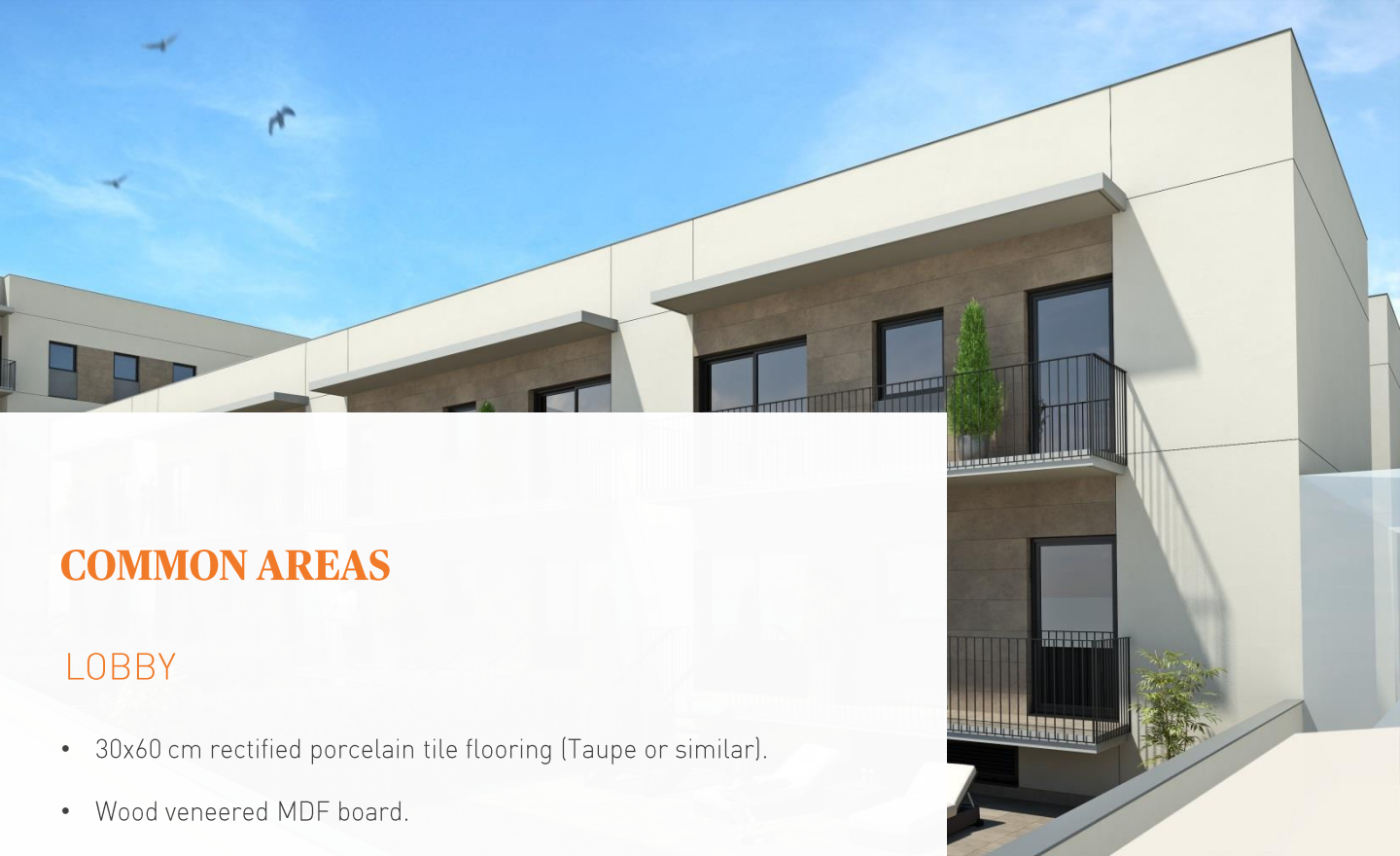
## ROOFING, TERRACES AND BALCONIES

Non-trafficable inverted roof and gravel finish.

**First floor terraces (c/ Nadal):** 30x60 cm rectified non-slip porcelain tile flooring (Taupe or similar) combined with grass-like turf.

**The remainder of terraces, interior courtyard and balconies:** 30x60 cm rectified non-slip porcelain tile flooring (Taupe or similar).





## COMMON AREAS

### LOBBY

- 30x60 cm rectified porcelain tile flooring (Taupe or similar).
- Wood veneered MDF board.
- Electric machine room-less lift; drive to feature speed reduction gearbox and progressive acceleration and deceleration curve; lift with capacity for up to 6 people/450 kg and with a 1250x1000 mm cabin suitable for disabled users. Cabin to feature stainless steel finish, mirror, handrail, sintered compact flooring, TFT push-button panel, and LED light fixtures.
- LED light fixtures powered by presence and brightness control sensors.
- Video intercom system.
- Coconut fibre recessed entrance mat with stainless steel frame.
- Arregui Infinity matt stainless steel mailbox (or similar).

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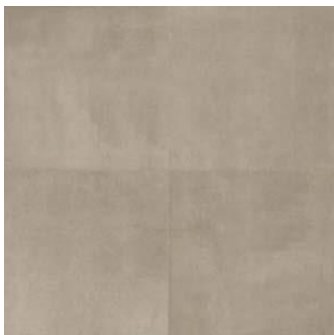


## COMMON AREAS ON ABOVE GROUND FLOORS

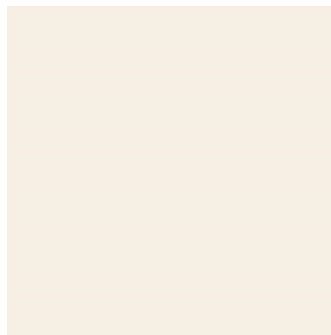
- 30x60 cm rectified porcelain tile flooring (Taupe or similar).
- Staircase steps to feature special porcelain tile (Taupe or similar).
- Vertical bar steel railing coated with synthetic enamel paint.
- Finish plaster coated with smooth flat water-based paint.
- LED light fixtures powered by presence and brightness control sensors.



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30x60 cm rectified  
porcelain tile flooring  
(Taupe or similar).



S 0502-Y colour on walls

## GARAGE

- Motorised garage door operated by remote control.
- Smoothing of screen-wall via milling.
- Floor slabs to feature fair-faced reinforced concrete shuttering slabs.
- Fair-faced trowelled concrete flooring.
- LED light fixtures powered by presence and brightness control sensors.
- Firefighting system and air return system.



## INTERIOR FINISHES

### PARTITION WALLS AND DOORS

- Interior partition system via laminated plasterboard party walls.
- 45 mm thick security front door with 5-point anchor security lock.
- 35 mm thick MDF hinged interior door (Block type) and white lacquered finish. Aluminium ironwork and doorknob, and matt natural colour finish.
- Scrigno or similar MDF sliding interior door (to slide along the interior face of the party wall) and white lacquered finish. Aluminium ironwork and doorknob, and matt natural colour finish.

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## FLOORING

Apartments (including kitchen) to feature 8 mm thick synthetic multi-layer raised parquet flooring (Egger Megafloor Chalet Oak light 32/AC4 or similar) placed on 3 mm expanded polyethylene sheet. Alternatively, flooring finish may be replaced with Egger Megafloor Oak Imperial or Egger Megafloor Oak Trilogy, or similar.



MF4638 Chalet Oak light



MF4577 Oak Trilogy  
(alternative choice)



MF4279 Oak Imperial  
(alternative choice)



30x60 cm rectified porcelain tile flooring (Tanum Crema or similar) in master bathrooms. Alternatively, the choice of tiles may be replaced with Maps of Cerim Graphite or similar.



Tanum Crema



Maps of Cerim Graphite  
(alternative choice)

Maps of Cerim White



30x60 cm rectified porcelain tile flooring (Maps of Cerim White or similar) in secondary bathrooms.



## CLADDING

- Finish plaster coated with smooth flat water-based paint.
- Continuous laminated plasterboard suspended ceiling across the apartment, to feature water-repellent finish in the bathrooms and the kitchen.

## KITCHEN

- Kitchen furniture to feature white Formica laminated door panels.
- Silestone Royal Reef or similar countertop and backsplash tiles. Finish plaster coated with smooth flat water-based paint (on opposite wall).

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Silestone Royal Reef

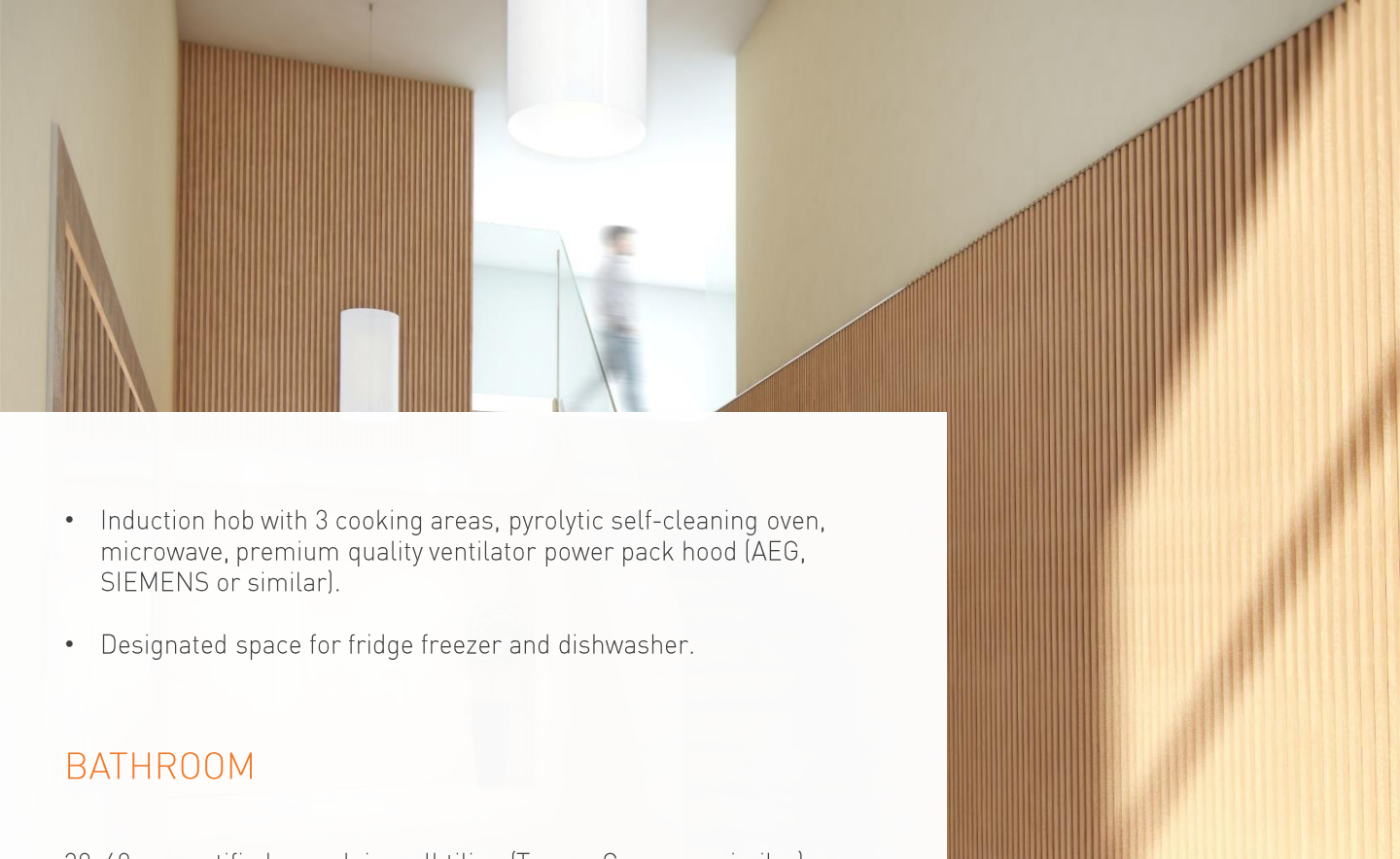
- GRB Male single-handle kitchen tap with high spout and chrome-plated finish or similar.
- Stainless steel single or double bowl kitchen sink + dish rack (Franke Neptune Plus NPX or similar).



GRB Male chrome-plated single-handle kitchen tap



Franke Neptune Plus NPX 620



- Induction hob with 3 cooking areas, pyrolytic self-cleaning oven, microwave, premium quality ventilator power pack hood (AEG, SIEMENS or similar).
- Designated space for fridge freezer and dishwasher.

BATHROOM

30x60 cm rectified porcelain wall tiling (Tanum Crema or similar) in master bathrooms. Alternatively, the choice of tiles may be replaced with Maps of Cerim Graphite or similar.



Tanum Crema



Maps of Cerim Graphite  
(alternative choice)

30x60 cm rectified porcelain wall tiling (Maps of Cerim White or similar) in secondary bathrooms.



Maps of Cerim White

Porcelain over countertop washbasin (Gala Emma Square or similar) and Kyrya Fantasia or similar countertop in master bathrooms in 3 and 4-bedroom apartments.



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Porcelain washbasin set (Cuadro 45 or similar) and Kyrya Fantasia cabinet with 2 drawers or similar in secondary bathrooms in 3 and 4-bedroom apartments, and in secondary/master bathrooms in 2-bedroom apartments.



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- Gala Emma BTW close-coupled toilet or similar.
- 100x80 ONE rectangular extra flat white slate shower base and stainless steel square strainer, or similar.

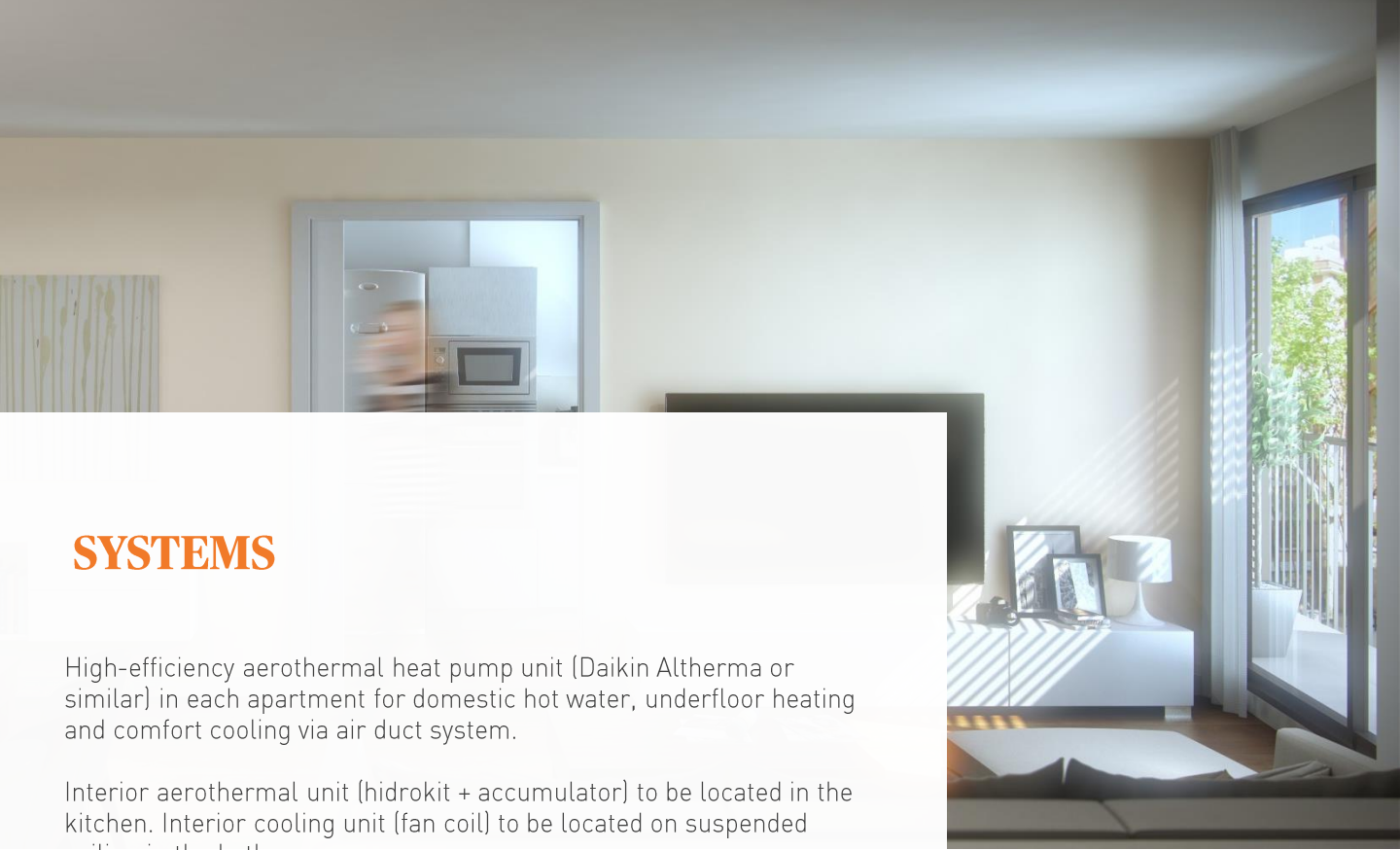


Washbasin tap

- GRB Time Male chrome-plated single-handle washbasin tap or similar.
- GRB Tender or GRB Time thermostatic shower tap, or similar.
- GRB Tender thermostatic tap in bathtub, or similar, and equipment.
- Mirror and shower screen.



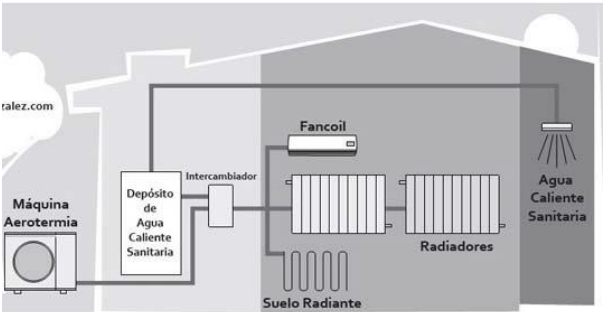
Shower tap set



# SYSTEMS

High-efficiency aerothermal heat pump unit (Daikin Altherma or similar) in each apartment for domestic hot water, underfloor heating and comfort cooling via air duct system.

Interior aerothermal unit (hidrokit + accumulator) to be located in the kitchen. Interior cooling unit (fan coil) to be located on suspended ceiling in the bathroom.



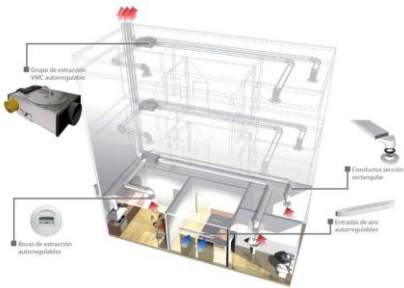
Aerothermal unit for domestic hot water, underfloor heating and comfort cooling via air duct system.

Hidrokit + accumulator

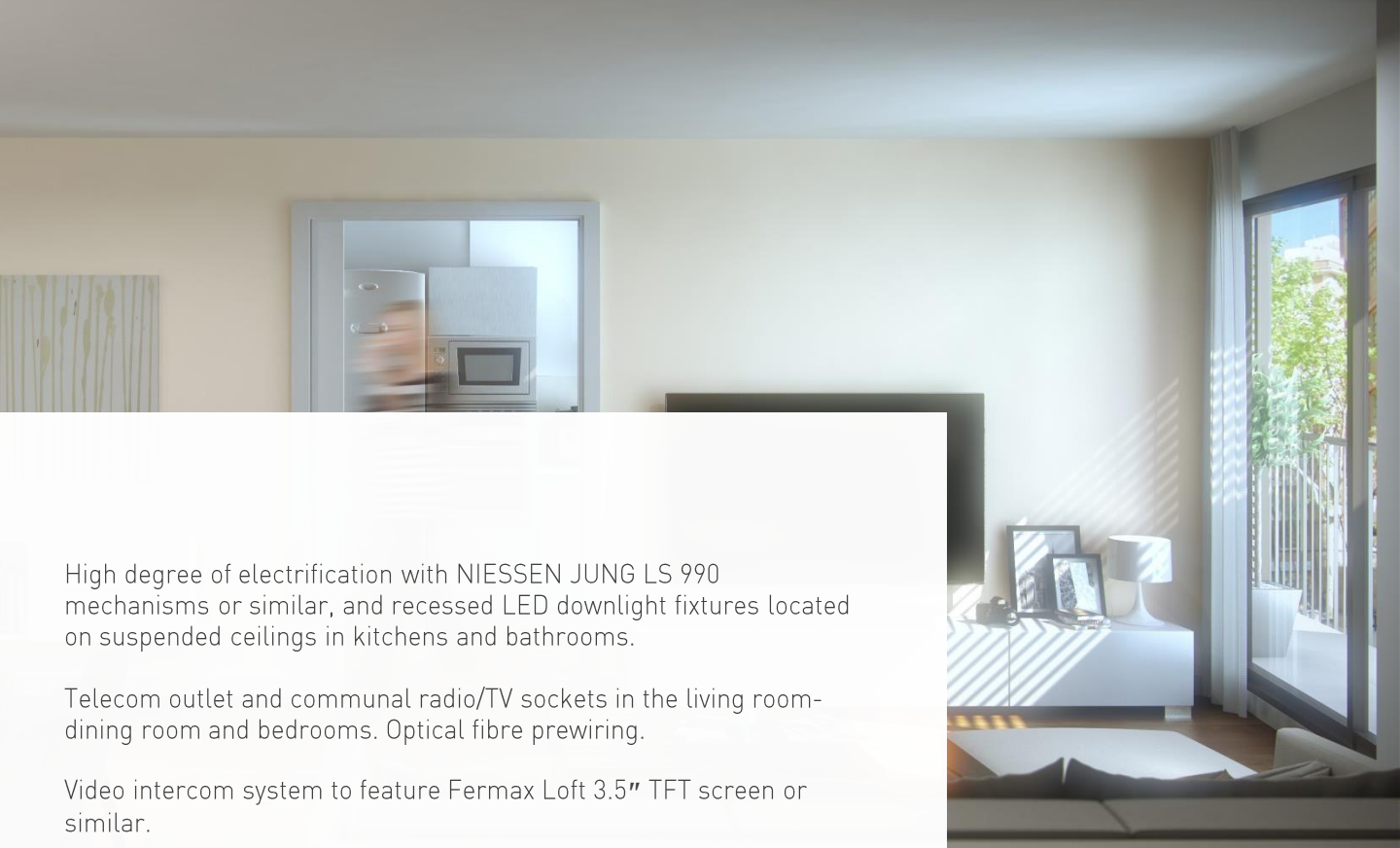
Underfloor heating

Siber controlled mechanical ventilation installation (per residential unit) with self-regulating single-flow system, or similar, to be provided with extract unit located on suspended ceiling in the bathroom.

This system guarantees the healthiness of the apartment's indoor air (even when closed) and fresh airflow in the bedrooms and the living room, which is redirected to the bathrooms and the kitchen to be extracted and expelled through the building's roof.



Siber controlled mechanical ventilation installation (per residential unit) with self-regulating flow system, or similar.



High degree of electrification with NIESSEN JUNG LS 990 mechanisms or similar, and recessed LED downlight fixtures located on suspended ceilings in kitchens and bathrooms.

Telecom outlet and communal radio/TV sockets in the living room-dining room and bedrooms. Optical fibre prewiring.

Video intercom system to feature Fermax Loft 3.5" TFT screen or similar.



LED downlight



Video intercom system with Fermax Loft screen or similar



JUNG LS 990 mechanism or similar

NB: During the development of the scheme and due to technical or administrative grounds, the Project Management reserves the right to make any modifications in relation to the layout, measurements, areas and materials, without this implying a lessening in the quality of the materials to be used. Images are provided for guidance only and are not contractually binding in nature, and may be subject to modifications due to technical, legal or marketing requirements on the part of the Project Management or a competent authority. Renders of the façade, common elements and other spaces are provided for guidance only and may be subject to changes in the technical drawings. Furniture shown on renders is not included and the relevant home equipment shall be detailed in the corresponding building specifications.