

ALTEA SENSE

THE PRIVILEGE



Technical Specifications

STRUCTURAL
ELEMENTS



FOUNDATION AND WALLS

Foundation

Isolated and continuous footings of reinforced concrete and B500S-graded ribbed steel.

Retaining Walls

Double-sided, reinforced concrete and B500S-graded ribbed steel.

LOAD-BEARING STRUCTURE

Vertical and horizontal reinforced concrete structure composed of:

Bidirectional waffle slabs

with lost formwork of concrete blocks, made with reinforced concrete and B500S-graded steel.

Solid slab

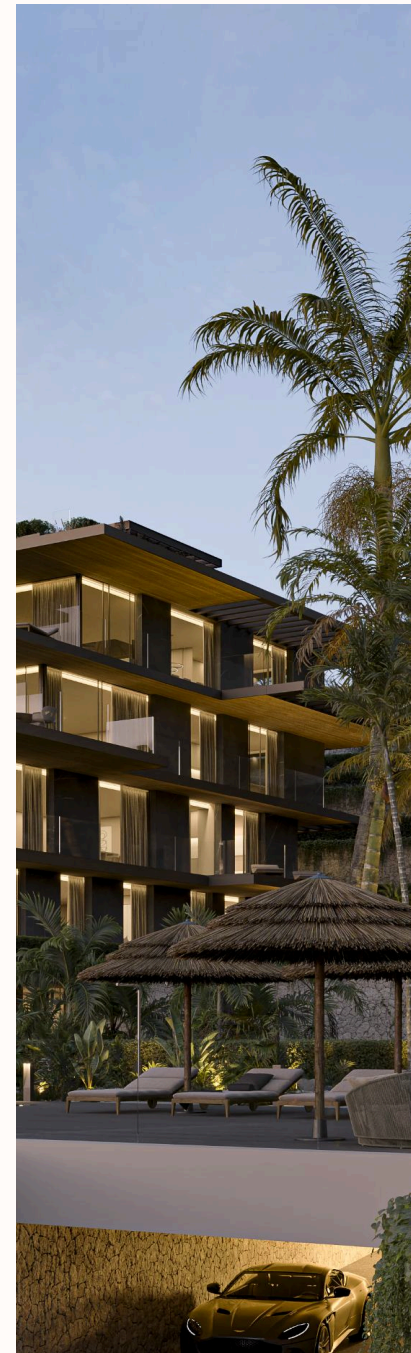
made with factory-prepared reinforced concrete and B500S-graded ribbed steel.

Columns:

Mixed structure with reinforced concrete columns, reinforced concrete walls, and steel columns.

Floor slabs:

Concrete slabs with welded mesh, smooth, waterproof, non-slip, resistant, and thermally stable finish.



THE ART OF HARMONIOUS LIVING

ALTEA SENSE
THE PRIVILEGE

BUILDING ENVELOPE



EXTERIOR WALLS

Outer layer: triple hollow ceramic blocks, high-resistance barrier against water penetration, air chamber and thermal insulation.

Inner layer: self-supporting lining system, consisting of double laminated plasterboard, water-resistant in wet areas.

EXTERIOR JOINERY

Anodized lacquered aluminum with thermal break profiles and ventilation openings. Minimalist profiles on balcony windows. 'Metra' brand or equivalent.

GLAZING

Solar control low-E double glazed

IRONWORK

Outdoor railings with laminated safety glass, Q-RAILING system or equivalent, lower support in aluminum.



NON-WALKABLE ROOFS

Flat inverted roof with double-layer waterproofing, high-density extruded polystyrene thermal-acoustic insulation, spacing and anti-puncture layers, decorative gravel finish. Specific areas are landscaped with low water consumption plant species.

WALKABLE ROOFS

Flat inverted roof with double-layer waterproofing, high-density extruded polystyrene thermal-acoustic insulation, and PORCELANOSA or similar porcelain tile finish (C3 rating, suitable for outdoor use).



INTERIOR
PARTITIONS





INTERIOR WALLS

Multiple-layer self-supporting plasterboard with mineral wool insulation.
Water-resistant boards in wet rooms.

SEPARATION BETWEEN UNITS

Perforated brick partition with self-supporting double plasterboard and mineral wool insulation.

SEPARATION BETWEEN UNITS AND COMMON AREAS

Perforated brick partition with single self-supporting plasterboard lining, interior acoustic insulation with semi-rigid mineral wool panel.

INTERIOR JOINERY

Security entrance door (grade 3 or higher) with steel core and thermal break, interior finish in MDF in joinery-matching color, exterior finish: TBA by design team.

Interior doors: hinged or sliding, MDF board, smooth, lacquered to match interior design.



FINISHING
SYSTEM





FACADE

Combination of continuous cladding with large-format ceramic pieces (DEKTON by COSENTINO or equivalent), and natural stone masonry.

INTERIOR SPACES, RESIDENCES

PORCELANOSA or equivalent porcelain tile (C1, C2 grade in water-prone areas).

EXTERIOR AREAS, RESIDENCES (TERRACES)

PORCELANOSA or equivalent porcelain tile (C3, suitable for outdoor use).

INTERIORS, PUBLIC SPACES

Rectified porcelain tiles in hallways, staircases and skirtings by PORCELANOSA or equivalent, PORCELANOSA or equivalent tiles in C1 grade, C2 in potentially water-exposed areas.

EXTERIORS, PUBLIC SPACES

Walkways in various finishes, depending on landscaping and interior design teams, incorporating large-format rectified porcelain tiles in C3 specification for outdoor use.

GARAGES

Epoxy resin floors, textures and colors TBA by interior designer.

GYM

Usage-specific flexible, durable, shock-absorbing and low-maintenance material as per designers' specification.

SPA, CHANGING ROOMS, POOLS

Highly moisture or water-resistant materials with non-slip stone, tile or composite decking for maximum safety and visual warmth, specifications as per design team, TBA.



BATHROOMS

Vertical surfaces in large-format rectified PORCELANOSA or equivalent tiles or equivalent, alternating with moisture-resistant plastic paint in humid areas.

DRY ZONES

Smooth finish, mold-resistant waterborne acrylic copolymer paint in interior designer-approved colors.

CEILINGS

Seamless, suspended plasterboard with metal supporting structure, water-resistant in wet areas.





EXTERIOR FALSE CEILINGS

Wood composite slats or smooth Hydro Premium panels by PLACO or equivalent.

PUBLIC BATH- AND CHANGING ROOMS

High-grade and design materials in appropriate textures, materials and colors as per interior design project. TBA.



THE ART OF HARMONIOUS LIVING

ALTEA SENSE
THE PRIVILEGE

INSTALLATION SYSTEMS





PLUMBING

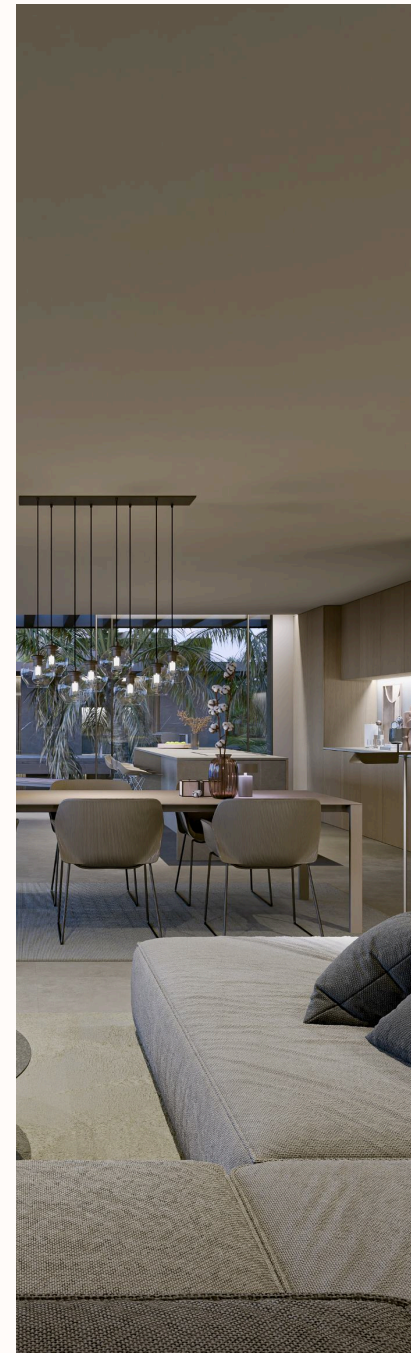
According to local water supplier specifications and applicable Spanish construction guidelines for drinking water supply (DB HS-4).

DRAINAGE

Both vertical and horizontal piping in PVC, separate waste- and rainwater systems.

ELECTRICITY & TELECOM

Residential and public areas with high-rate power supply level throughout. All electrical wiring and components in accordance with applicable laws and regulations governing low-voltage networks (REBT). TV and WLAN outlets in living / dining room and bedrooms. TV outlets in gym, kids club and social areas, compliant with the legally required Technical Code for Telecom Infrastructures in public / community areas. Premium grade switches and sockets.





HOME AUTOMATION

Home automation system to control lighting, blinds and climate.

INTERCOM

Intercom with digital outside – inside color video transmission, vandal-proof streetside mounting plate incorporating call button and camera.

HVAC, HOT WATER

Air-source heat pump for domestic hot water and underfloor heating.

Ducted air conditioning for both domestic and public areas like gym, kids- and social club, with pre-installation for zone-specific control systems like e.g. AIRZONE or similar.

All rooms have natural ventilation. Based on project specifications certain spaces have mechanical, humidity-controlled extraction units (e.g., SIBER AMC HIR3V or similar).

FIRE SAFETY

Compliant with local, applicable Technical Building Code and Fire Protection Regulations..

SECURITY

Guardhouse located at pedestrian access, CCTV pre-installation, and pre-wired home alarm system.

Safety glass on all accessible doors/windows, reinforced security door with pre-installation for alarm system.

RENEWABLE ENERGY

Compliant with energy efficiency codes (CTE-DB-HE), implementation as per technical project specifications.



EQUIPMENTS



MAIN BATHROOM

Floating vanity (oak or lacquered), wooden countertop with two 40 cm basins, wall-hung toilet, white, with wall-recessed cistern, flush resin shower tray with glass screen, backlit mirror.

SECONDARY BATHROOMS

Floating vanity, single basin countertop in KRION or similar, compact toilet, flush resin shower trays, glass screens, beveled mirror.

FAUCETS

Premium-grade fittings, TBA as defined by interior design team; main bathroom with thermostatic-controlled, flush false ceiling-mounted rain shower head.



KITCHEN

Fully equipped designer kitchen featuring premium cabinetry by PORCELANOSA or equivalent. Base units and tall columns in wood or lacquered finishes, matched to the interior carpentry. Soft-close drawers, adjustable legs and plinths in matte aluminum.

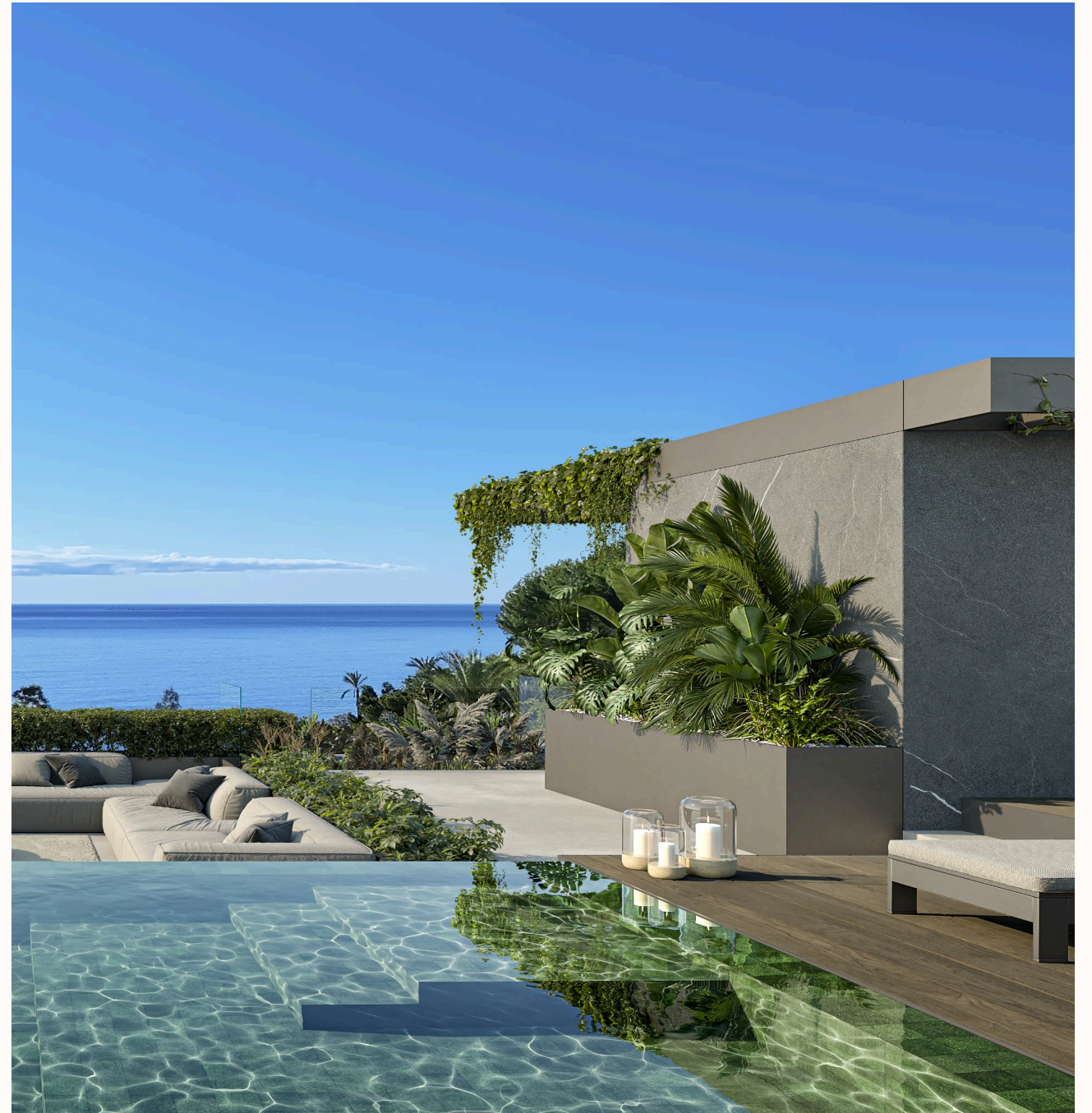
The kitchen is fitted with top-of-the-line appliances including induction cooktop with integrated extractor, oven, microwave, and built-in dishwasher—by MIELE or similar high-end brands. Porcelain countertop 60 cm deep, thickness 12 mm and straight edges. Matching backsplash 20 cm high. Island counter in identical specification with overhang for stool seating.

Complex-wide water softening systems for long-lasting performance and improved water quality throughout.

THE ART OF HARMONIOUS LIVING

ALTEA SENSE
THE PRIVILEGE

PRIVATE GARDENS & SOLARIUMS



Open-air spaces with day- and night-time privacy.



PERGOLA

Private solarium incorporates a pergola of specially treated wood in oak finish or similar.

BUILT-IN PLANTERS

Landscaped gardens over structural slabs with lightweight ceramic block and waterproofing membrane. Landscaping as defined by the designer team, TBA. Communal area landscaping as per designer team, TBA.

PRIVATE POOLS

On rooftop terraces. Finishing in porcelain tiles, suitable for submerged application. Design and specification as per construction drawings.

THE ART OF HARMONIOUS LIVING

ALTEA SENSE
THE PRIVILEGE

INTERIOR PLOT
URBANIZATION





FRONT WALL

Load-bearing double-faced wall in limestone masonry.

PERIMETER FENCING

Perennial plant screen over metal mesh embedded in dry limestone wall.

RETAINING WALLS & GARDEN WALLS

Stone or painted concrete with stone cladding in retaining walls, garden walls of natural stone and identical to overall plot development.

EXTERIOR LIGHTING

As per wiring plan and lighting project specifications.

COMMUNITY POOL & SPA

Pools with saltwater chlorination system, lighting, air-source heat pump with additional support through renewable energy, porcelain tile finish in suitable grade and specifications.





Disclaimer: The information contained in this document is subject to change throughout the development of the architectural, interior design, and landscaping phases. All materials, finishes, and specifications defined during these stages will be of equal or superior quality to those described herein. At no point will the standard of excellence that defines this project be compromised. Specifications will be updated periodically to reflect the evolution of the design process.

ALTEA SENSE

THE PRIVILEGE

