

TECHNICAL SPECIFICATIONS



**NINE LIONS
RESIDENCES**



FOUNDATIONS

Reinforced concrete slab and walls.

STRUCTURE

Reinforced concrete pillars and waffle slabs.

ROOFS

Pitched roofs: with tiles, mineral wool insulation panels and waterproofing with elastomeric modified bitumen sheet.

Flat roofs: thermal insulation with 4 cm-thick extruded polystyrene and waterproofing with elastomeric modified bitumen sheet for zero pitch.

MASONRY

Façades: ceramic brick + mineral wool insulation in cavity + inner partition.

INTERIOR FINISHES

Horizontal: plasterwork and plasterboard sheets.

Vertical: two-coat plasterwork (render and set).

Wall coverings: large-format, high-quality ivory-coloured porcelain tiles.

Floors: high-quality ivory-coloured 40 x 80 cm

porcelain tiles and floating parquet flooring in sandwich construction consisting of 3 layers including external wood in bunched oak.

EXTERIOR FINISHES

Walls and ceilings: cement mortar parging and smooth white acrylic paint.

Floors: high-quality ivory-coloured textured 40 x 80 cm porcelain floor tiles.

INTERIOR CARPENTRY

Armoured front door finished in natural oak. White lacquered internal doors.

White lacquered MDF wardrobe doors. Interior with MDF and melamine board with textile finish. With accessory drawer units, individual drawers and height-adjustable shelves.

Depending on the apartment, walk-in wardrobes with 5 + 5 mm laminated safety glass and butyral interlayer, and interior with MDF and melamine board with textile finish.

Under-washbasin cabinets with drawers and wood laminate finish, straight or curved, depending on the room.

Shower screens made of 10 mm tempered glass.

EXTERIOR CARPENTRY

Aluminium windows and doors with leaves that lift and slide, fold, and tilt or fold, as well as aluminium profiles with thermal break in grey matt finish. Glazing consists of 4 + 4 mm laminated safety glass on the outside, a 12 mm dehydrated air chamber

and 6 mm laminated safety glass with coloured butyral interlayer on the inside.
Laminated colourless glass railings (6 + 6 mm) with double butyral interlayer on a lower assembly profile joined to the building brickwork or floor slab.

LIFTS

Lifts can be taken from the basement to the landing on each floor and directly into the penthouse residences.

ELECTRICITY

Installation for high-level electrification with Schneider Electric mechanisms and LED luminaires.

CLIMATE CONTROL

Hot water and underfloor heating: Mitsubishi Electric Hidrobox Duo system.

Air conditioning: Mitsubishi Electric Multi-Split system with fibreglass ducts.

Interior ventilation in the residence.

SANITARYWARE

Porcelain: white porcelain from the brand Villeroy & Boch and free-standing bathtubs from AVEO in penthouses.

Taps: Chrome-plated Dorotea series from Signorini.

HOUSEHOLD AND KITCHEN APPLIANCES

Kitchen cabinet made by Ernestomeda.

Gaggenau refrigerator, freezer and wine unit.

Siemens washing machine and dryer.

Neff oven, induction hob and microwave.



ROADS AND PATHS

Paved with flagstones, cobblestones in different colours, rustic brick and clay tiles.

WALLS

Sandstone blocks.

2 SWIMMING POOLS

Swimming pool with children's area, ceramic finishes and saline chlorination system.

Heated pool with ceramic finishes, baja-shelf area, covered with water and saline chlorination system.

ACCESSES AND SURVEILLANCE

Video entry phone.

Concierge's booth.

2 Exterior lifts.

SPA CLUB

Indoor heated swimming pool with counter-current installation.

Finnish sauna.

Steam room.

Salt wall.

Ice machine.

Fitness machines.

MEDITERRANEAN GARDEN

Different areas for sitting, resting and walking have been created with a mix of green aromatic bushes so strollers can enjoy the different species, colours, textures and shapes. The bushes will grow into hedges that can be pruned to create walls of vegetation.

Climbing plants, bushes, ground cover and a hedge approximately 1.5 m high for privacy in the garden.

Paths paved with gravel, wood, ceramic tile and stone.

Automatic watering system.

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