



# NR

NAYA RESIDENCES

by **brosh**  
casas que dan vida

**QUALITY SPECIFICATIONS**

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**HOUSE  
INTERIORS  
FACILITIES  
COMMON AREAS**



# HOUSE

## Structure

The foundations and structure are made of reinforced concrete in compliance with the regulations.

An independent Technical Control Organization (TCO) ensures the correct execution of the structure.

## Facades

The facade is finished with a continuous cladding on its exterior face, providing it with a double layer of thermal/acoustic insulation, finished on the inside with laminated plaster partition walls on galvanized profiles.

Terrace enclosures in a combination of masonry and glass depending on the location and architectural design.

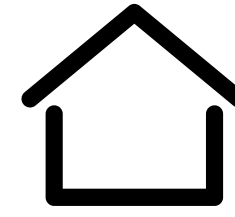
## Covers

Flat roofs are waterproofed with double sheeting, guaranteeing their watertightness and finished according to their intended use. The roofs over living areas will be equipped with double thermal insulation panels, which considerably improves interior comfort.

## Exterior carpentry

The exterior carpentry is made of lacquered aluminum and/or PVC with thermal break with double glazing with camera to provide maximum thermal and acoustic comfort.

Blinds will be installed in bedrooms.





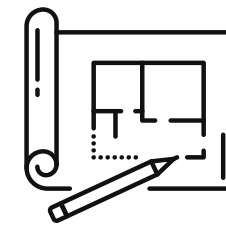
# INTERIORS

## Separation between dwellings and partition walls

The separation between dwellings will be executed with ceramic masonry with insulation and laminated plasterboard on both sides, guaranteeing a great thermal and acoustic conditioning.

The separation between dwellings and common areas will be made with ceramic partition walls with insulation and laminated plasterboard towards the interior of the dwelling and covered with plaster towards the common areas.

The interior distribution of the dwellings will be executed with self-supporting partition walls of laminated plasterboard on galvanized profiles, with insulation core separating spaces of different uses.



## Interior carpentry

The access door to the house will be armored and finished in white with a design in accordance with the rest of the interior carpentry.

The interior doors will be finished in white.

The bedrooms are equipped with modular closets with doors finished to match the interior doors. The interior is finished with a shelf in the loft and a hanging bar.



# INTERIORS

## Living room-kitchen, bedrooms and distributors

The flooring in these areas will be large-format porcelain stoneware, PORCELANOSA brand. This pavement will be finished with skirting board to match the interior carpentry.

The vertical walls are finished in smooth plastic paint in color.

In the living room is designed the shelving area, set with LED lights and combination of heights in false ceilings.

The rest of the ceilings will be painted and covered with plaster, except for rooms or areas where false ceilings are necessary for the installations of the house.

## Kitchen

The kitchen will be delivered furnished with wall and base units, and extra flat worktop in porcelain material such as Dekton or similar; equipped with induction, filtering group, oven-microwave column, dishwasher and refrigerator of Miele or similar brand.

In the kitchen, the front between the wall and base units will be finished in a combination of the same coating as the worktop and plastic paint on the rest of the walls.

The ceilings will be finished in plastic paint.

## Bathrooms

The walls of both will be made with a combination of porcelain stoneware, Porcelanosa brand, and plastic paint.

The ceilings will be finished in tempera paint.

Both bathrooms will have mirrors over the washbasin.

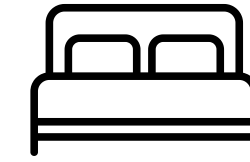
Ceiling showerhead in shower and built-in faucets in sinks and shower, being this thermostatic in the ppal.

## Outdoor spaces

The terraces are finished with large format non-slip porcelain stoneware tiles, Porcelanosa brand, suitable for exteriors and finished according to the interior of the house.

The private gardens are finished with a combination of topsoil and non-slip porcelain stoneware in a smaller format.

The solariums are finished with the same non-slip porcelain stoneware in a reduced format.









# FACILITIES

## Plumbing and sanitary equipment

The plumbing installation has a general shut-off valve in each dwelling and in the wet rooms (kitchens and bathrooms).

The terraces and private gardens have a water connection.

The toilet is made of Villeroy Bosch ceramic material.

The washbasin is made of krion/natural mineral mix and resin.

The bathrooms are equipped with bathtub or shower depending on the surface and/or distribution of the bathrooms.

## Air conditioning, heating and hot water

Domestic hot water production by means of Aerotermia.

The heating of the houses is carried out by means of zoned underfloor heating, to increase comfort.

The air conditioning of the house is complemented by a ducted air conditioning system with air vents in the living room and bedrooms.

# FACILITIES

## Electrical and telecommunications installation

Electricity installation according to the Low Voltage Electrotechnical Regulations and telecommunications installation according to the Infrastructure Regulations, with TV and telephone sockets in the living room, kitchen and bedrooms.

Electrical mechanisms with USB sockets in each room.

Video intercom for general access to the property and intercom in access to each doorway.

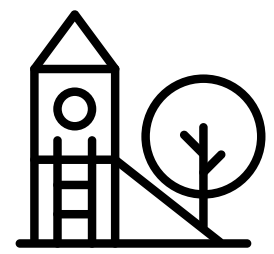
Installation of photovoltaic panels contributing to the reduction of energy consumption in common areas.



## Ventilation system

The quality of the air inside the house is guaranteed by the installation of a mechanical ventilation system, which allows the elimination of stale air by adequately ventilating the house without the need to open the windows.





# COMMON AREAS

## Floors below ground

Installation of forced ventilation and fire protection.

The garage access door is metal and motorized with remote control.

Motorized vehicle access door with radio control system and opening management, as well as Parking door closing via smartphone.

Pre-installation for future installation of electrical outlets for electric vehicles, according to regulations.

## Portals and stairways

The entrance hallways of the houses are designed with a combination of materials that give them a modern and contemporary look.

The general stairs are made with steps and landings in artificial stone and vertical walls in plastic paint.

Installation of LED lighting in doorways, stairways, elevator lobbies and garage area with presence detector lighting.

## Urbanization

Gated urbanization with large landscaped and recreational areas.

Landscaped common areas, with different environments, equipped with recreational areas and street workout.

Singular swimming pool surrounded by solarium areas.

Indoor swimming pool heated by geothermal energy with interior design by Gunni & Trentino.

Along with the indoor pool, Social Club, Gym, Hammam and Sauna complete the equipment of common areas, all these spaces have been designed by Gunni & Trentino.





# PACK WITH COST

For customers who so choose, we will make available the pack that includes furniture under the sinks of both bathrooms and the interior compartmentalization of closets and dressing rooms; designed to optimize the space adapted to each type of housing.



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