



FALGUERÓ VALLEY VIEW
PHASE 2 · TOWER 2

NEW BUILD PROMOTION
ESCALDES-ENGORDANY

Memory of Qualities

MATERIALS AND TECHNIQUES



Exteriors

Foundations and Structure

Retaining walls at basement level and reinforced concrete slab foundation on natural ground, according to current regulations and following the recommendations of the Geotechnical Study.

Structure up to the roof made of reinforced concrete in columns, beams, and ceiling slabs.

In certain areas, some elements are resolved with a metal structure.

Façade system composed of:

Exterior cladding in stone and parts of ventilated façade finished with vertical slats or reconstituted wood or similar.

12 cm insulation in extruded polystyrene with added carbon.

Interior cladding in plasterboard on 48 mm metal studs with rock wool inside, finished with 2 layers of 13 mm plasterboard.

Perimeter finish of exterior openings with 3 mm thick steel sheet, finished with anthracite black paint.

Steel railings with vertical bars finished in anthracite black.

Railings in the living room terrace area with part clad in Wezalit on a substructure of steel tubing.

Façade

- Ventilated façade with exterior finish in ceramic pieces, slate color.
- High-performance thermal insulation, according to regulations.
- Interior cladding with semi-double partition in PLADUR plasterboard or similar.



Terraces

Façades finished with large covered terraces and metal railings composed of steel plates and bars with an enamelled finish.

Exterior cladding in non-slip porcelain stoneware, large-format wood imitation, ensuring continuity throughout the residence and between interior and exterior spaces.

The terrace access joinery consists of large glass panels and opening leaves providing access to the terrace from each adjoining room.

Parking and Storage Rooms

Parking

Five levels of parking and storage rooms, distributed between the basement, ground floor, and three upper floors at the rear of the building base.

Automatic entrance and exit doors facing El Falgueró Street, operated by remote control.

Some parking spaces are enclosed, box-type, with spots for multiple vehicles and sectional or sliding automatic doors operated by remote control.

Possibility of pre-installation of a charging point for electric vehicles, which, if possible, will be individually connected to the meter of its respective unit.

Storage Rooms

- Partitions in concrete blocks.
- Concrete flooring.
- Lighting in each storage room.

Common Areas of the Building

Ground Floor Access Hall

- Concierge area and ground floor hall. Space with high-quality, elegant finishes, featuring large windows with exterior views. Concierge desk in natural wood.
- LED lighting recessed in the false ceiling or LED strip in the curtain.
- Lighting activated by motion sensors to save electricity.

Community Area, 4th Floor

- Heated indoor swimming pool, with an indoor relaxation area featuring high-quality, elegant finishes, offering a view of the green roof.
- Changing rooms.
- Gym equipped for the exclusive use of residents.
- 2 multipurpose rooms for community use, suitable for meeting areas, co-working, and reading lounges.
- Outdoor space for community use, combining paved areas and landscaped spaces.
- Access from this roof to Camí del Falgueró and Rec del Solà via an outdoor path for the exclusive use of residents.

Residential Units

Interior Partitions

- Partitions between residential units and with common areas are formed by a double-structure wall, double laminated plasterboard, double thermal insulation, and a high-strength intermediate board, providing high acoustic absorption performance.
- Interior partitions are made of PLADUR plasterboard or similar, composed of two plasterboard layers with 46 mm intermediate interior profiles. Interior insulation in rock wool. Interior wall finish with white plastic paint.
- In wet areas (bathrooms and kitchens), the interior face has a special moisture-resistant and water-repellent board.

Interior Finishes

- Flooring in stoneware, with two finish options at the client's choice:
- Large-format wood-effect porcelain stoneware, installed to ensure continuity throughout the unit and between interior/exterior spaces.
- Stoneware in large pieces.
- Baseboards in moisture-resistant lacquered white MDF.
- Reinforced concrete floors, with high-performance thermal and acoustic insulation.

Residential Units

Kitchen

- Kitchens open to the Living-Dining Room, equipped with:
- Countertops in Neolith, Silestone, or similar.
- Vertical wall finish with Neolith, Silestone, or similar, 60 cm high.
- Areas without Neolith cladding will be painted with plastic paint.
- Equipped with a surface extractor, "BORA" type or similar, integrated into the cooktop.

Kitchen equipped with: induction cooktop, electric oven, microwave, refrigerator, and dishwasher from SIEMENS or similar.

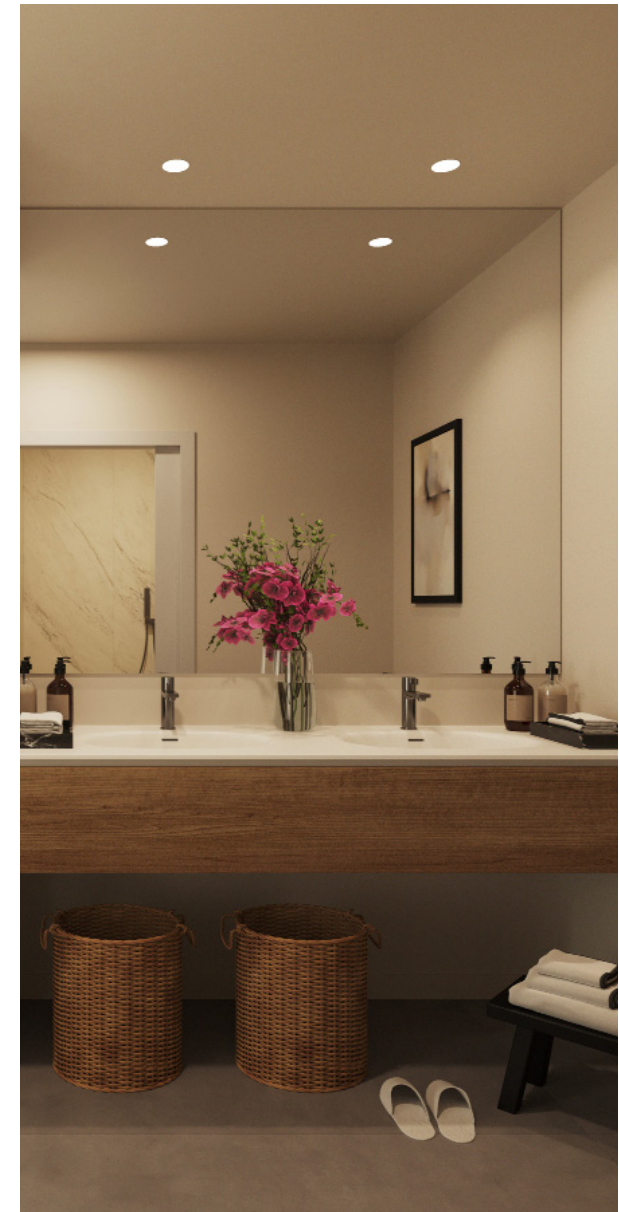
Upper and lower cabinets from Santos or similar, combining solid color with wood-effect finish.

Sink with single-lever, extendable faucet.

The central island is available only in the units indicated on their respective plans.

Bathrooms and Laundry Room

- Wall cladding in high-quality ceramic.
- Bathrooms equipped with a vanity with drawer and integrated sink, white porcelain sanitary fixtures from ... or similar, Hansgrohe or similar mixer taps with automatic diverter and temperature limiter, glass partition, and mirror.
- Pre-installation for appliances in the laundry room.
- Extra-flat shower tray, colors and finishes to be defined. Hansgrohe or similar mixer taps with automatic diverter and temperature limiter.
- Recessed rain-effect shower.





Residential Installations

Air Conditioning and Ventilation

- Centralized DHW and air conditioning system, connected to FEDA ECOTERM. Indoor unit located in the false ceiling of the bathroom.
- Underfloor heating throughout the unit.
- Air conditioning with cold air throughout the unit, except in bathrooms, via air ducts integrated into the false ceiling with supply and extraction. Indoor unit located in the false ceiling of the bathroom or laundry room.
- Air renewal with a double-flow system using compact equipment with heat recovery from Siber or similar. Individualized equipment for each unit.

Plumbing

- Hot and cold water installation to all interior distribution points.

Electricity

- Electrical installation according to regulations.
- Recessed spotlights in the false ceiling of bathrooms and laundry rooms.
- Recessed spotlights in the false ceiling of the kitchen.
- Recessed spotlights in the false ceiling of corridors.
- LED strip lighting in the corridor.
- Recessed floor luminaires illuminating the terrace columns.
- Waterproof exterior luminaires on terraces.
- Waterproof outlets on balconies and terraces.
- Schneider D-LIFE or similar switches and pre-wiring in all rooms, television, and fiber optic.
- HOME AUTOMATION. System for controlling the unit's air conditioning.
- LED strip lighting in the curtain illuminating the shower wall in the main bathroom.

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