



ALDOSA VILLAGE
NEW BUILD PROMOTION
ANYÓS, LA MASSANA

Specification of Qualities

MATERIALS AND TECHNIQUES



FOUNDATIONS AND STRUCTURE

The foundation, earth retention, and main structure of the building are made of reinforced concrete and micropile elements.

In the upper floors, the sloped roofs and supports are constructed with a mixed structure of reinforced concrete and steel.

FACADE

The main façade of each block in the project consists of large floor-to-ceiling glazed surfaces, made up of fixed and movable glass panels.

On the ground floor, where the rooms are located, the glazed areas are constructed using a high-quality minimalist model, of the SCHUCO brand or similar, with thermal break and high thermal performance.

These glazed panels will be sliding, with extra-clear triple glazing to ensure maximum transparency, low-emissivity coating, and double insulating glazing to improve thermal performance.

The chosen material achieves a perfect balance between material and style, offering impressive glazed surfaces that extend from floor to ceiling, combining aesthetics and functionality on a new level.

The sliding panels allow for triple glazing, and the system meets the strictest insulation requirements. The opaque areas at the lower part are finished with wooden slats or similar material, adding quality and exclusivity to this zone.

On the upper floors and other ground-floor rooms where other uses are located, the façades are made with aluminum joinery systems from the SCHUCO brand or similar.

The system provides maximum performance in terms of thermal insulation and airtightness and watertightness. This new generation of innovative window and door solutions reflects the current architectural trend of maximizing natural light while providing optimal levels of insulation.

Additionally, on the upper floors, the façade includes a system of exterior vertical wooden slats that provide sun protection and privacy for the rooms.



ROOFS

The roofs are designed to harmonize the project's architecture with the typically Andorran mountainous landscape, giving the project an exclusive and distinctive character.

It is a single-pitch roof, constructed with a mixed concrete and steel structure, which folds and extends onto the two side façades and the rear façade.

Both the roof slope and its extension to the side and rear façades are finished internally with wood. The structural framework supporting the roof is covered with a wood cladding and an interlaced framework of natural wood slats or similar material.

On the exterior side, the roof is covered with certified quality slate tiles.

The perimeter of the roof is finished with lacquered metal sheets, concealing the gutters for rainwater collection.

VESTIBULES AND STAIRS

Each dwelling has an access porch. The entrance door is armored and covered with natural wood. The vestibules of each dwelling are paved with natural stone or ceramic tiles.

ELEVATORS

The interior finishes of the elevators will be from the Thyssen brand or similar, with high-quality finishes. The floor will be ceramic or parquet.

DARKENING AND SOLAR PROTECTION SYSTEM

In the living room, there are solar control blinds without side guides, while in the bedrooms there is a double blackout blind and a solar control blind; the first is laterally guided. In all cases, they are made of fiberglass fabric, motorized, and concealed within a curtain integrated into the false ceiling.

INTERIOR JOINERY

The entrance door to the dwelling is armored. It has a centralized locking system with 4 locking points and a latch. Complete set of visible fittings in stainless steel. Exterior finish in wood and interior smooth white lacquer.

The interior doors are made of particleboard, with a smooth white lacquer finish and visible stainless steel fittings. They are floor-to-ceiling doors; all door leaves have a standard height, but the upper part has a fixed panel with the same finish as the door to enhance the design.

PARTITIONS

Interior partitions are constructed with a galvanized steel substructure, with insulation and double laminated plasterboard on both sides. In wet areas, these laminated plasterboards are water-resistant and moisture-proof. They are finished with high-quality matte plastic paint.

All partitions include thermal insulation with semi-rigid rock wool panels, providing comfort and acoustic insulation to the rooms.

CEILINGS

In the upper-level bedroom, the ceiling and walls will be covered with wood slats and a laminated wood structural frame.

In the rest of the dwelling, a false ceiling is installed, made of smooth laminated plasterboard, placed on a concealed galvanized steel structure. The laminated plasterboard is water-resistant in bathrooms, toilets, and laundry rooms. Curtains are provided to hide the blinds and incorporate indirect lighting.

FLOORS

Multilayer wood parquet suitable for underfloor heating and cooling, made of three glued layers: top layer of oak, birch phenolic marine board, and oak slat panel. High-performance acoustic insulation against impact noise using an acoustic sheet. In the guest bathroom, the parquet will match the rest of the dwelling. In kitchens and main bathrooms, natural stone flooring. In the remaining bathrooms, 60x60 cm porcelain stoneware flooring.

Exterior floors are wood-effect porcelain stoneware, installed on pedestals with an open-joint system.



BEDROOMS

The bedrooms are equipped with built-in wardrobes with hinged doors and integrated handles, lacquered in white or with a wood finish. They are lined internally and fitted with a stainless steel hanging rail, shelves, and drawers in the master bedroom.

KITCHEN

The kitchens feature a central island and are open to the living-dining room, with the possibility of being partitioned from the living area.

Kitchen furniture from the brand Leicht or similar, with a matte silk black lacquer finish. The furniture includes a top gola and a push system for opening drawers. Worktop in NEOLITH or similar. The kitchen is equipped with an oven, microwave, flexi-induction cooktop, refrigerator, freezer, and integrated dishwasher from the brand SIEMENS or similar. Worktop extraction hood from the brand SIEMENS or similar. Integrated sink under the Neolith worktop with extendable-handle faucet.

BATHROOMS

The bathrooms are equipped with sanitary fixtures from the brand Villeroy & Boch or similar, including a shower tray with fixed thermostatic faucet and telescopic bar with hose from GROHE or similar, wall-hung toilet, countertop or prefabricated furniture sink from Villeroy & Boch or similar, and chrome faucets from GROHE or similar, heated towel rail, and mirror. Partition panels in transparent or translucent glass.

GUEST TOILET

The dwelling includes a guest toilet linked to the entrance hall. It has a sink and toilet from Villeroy & Boch or similar, with floors, walls, and ceilings of the same quality as the rest of the dwelling.

LAUNDRY ROOM

The dwelling has an interior laundry room with porcelain stoneware flooring, equipped with a sink, washing machine, and dryer.





FIREPLACE

The living room is equipped with an exclusive built-in cassette fireplace. It is wood-burning.

INTERIOR STAIRCASE

Interior staircase with oak steps of the same quality as the rest of the dwelling's floors and laminated glass railing.

ELECTRICITY, LIGHTING, AND HOME AUTOMATION

Basic, scalable, and customizable home automation package, including: general lighting on/off, including presence simulation; automated control of the underfloor heating and cooling; control of blinds and "good morning" function; technical alarms including flood sensors, main door contact, and smoke detector; access control with video intercom.

Mechanisms from the brand JUNG or similar, compatible with the home automation system. Low-consumption LED lighting in all rooms of the dwelling. Digital TV outlet for satellite connection. RTV and Wi-Fi outlets in the living room, kitchen, and bedrooms. Fiber optic installation in main rooms to provide phone, TV, and data signals.

HEATING AND DOMESTIC HOT WATER

High-efficiency underfloor heating and cooling system via geothermal heat pump, independent for each townhouse and for the building, with underfloor heating and cooling.

The heat pumps will be from the brand VAILLANT or similar for the townhouses and the building. Provision of water towel warmers in bathrooms to support the underfloor heating system from the brand RUNTAL or similar. Domestic hot water will also be produced using the geothermal heat pump.

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