



ORDINO RESIDENTIAL MOUNTAIN RESORT
NEW CONSTRUCTION PROMOTION
ORDINO

Memorandum of Qualities

MATERIALS AND TECHNIQUES



Foundation and Structure

The foundation, earth retention and main structure of the building are resolved in reinforced concrete.

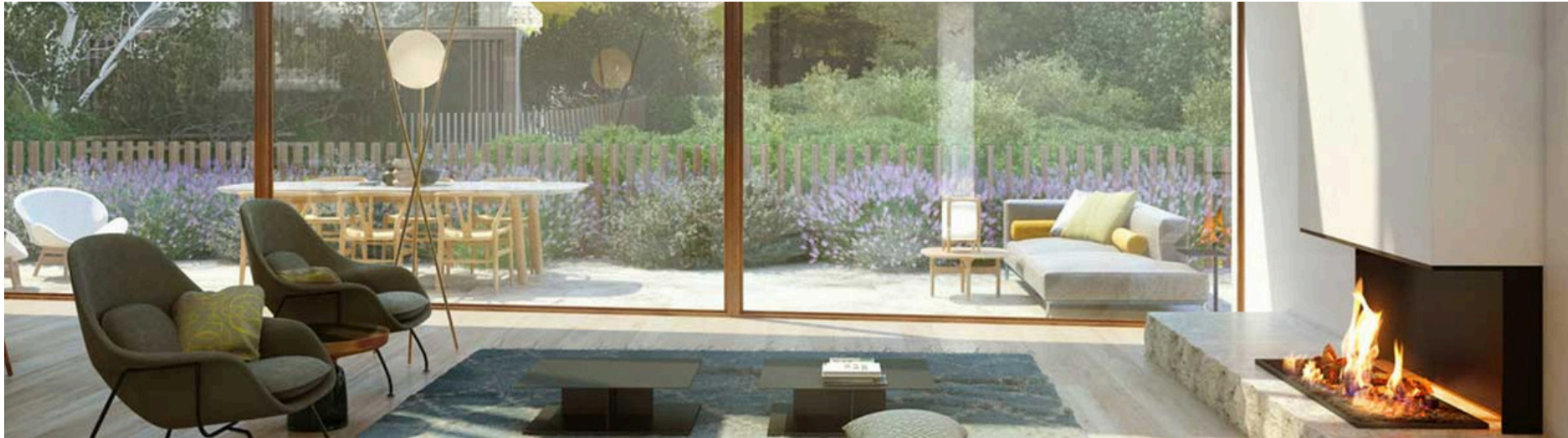
Small steel pillars are used in the large glazed panels of the living rooms on the first two floors to allow more light in and better views.

On the upper floors, the gabled roofs and their exterior supports are resolved by means of an exposed rhomboidal structure of laminated wood.

Main facade

The main facade of each of the three blocks that make up the project becomes one of its defining features, thanks to its large glazed surface. This section of the blocks houses the living areas, including the living room, dining room, and kitchen. To maximize natural light and offer the best views, this facade is composed of large, floor-to-ceiling glazed surfaces.

The entire facade is composed of fixed and sliding glass panels, made of extra-clear triple-glazed units to guarantee maximum transparency, with a low-emissivity coating from Saint-Gobain Glass and a double insulating chamber to enhance thermal performance. The frames supporting these large glass panels are high-quality, minimalist frames, the Hi-Finity model by Reynaers, featuring thermal break and excellent thermal performance. Some of these fixed glass panels are partially protected by fine screens of Douglas fir or larch slats on an aluminum frame to filter views and light. The terrace railings are made of extra-clear laminated glass.



Rear and side facade

The remaining facades of the project are clad in stone and Kingspan's high-performance Kooltherm insulation, eliminating thermal bridges. The side facades are virtually solid, while the bedroom windows are located on the rear facades. These windows have both fixed and casement sections, made of extra-clear triple-glazed glass to ensure maximum transparency, a Saint-Gobain Glass low-emissivity coating, and double-glazed units to enhance their thermal performance. The frames supporting these large glass panels are high-quality Reynaers Masterline 8 Hi+, featuring thermal break technology and excellent thermal performance. On the upper floors, where necessary, openings will have balustrades of extra-clear, tempered laminated glass with a stainless steel top trim.

The partitions between terraces of different properties are resolved with trapezoidal laminated glass and translucent butyral to guarantee privacy.

Roofs | An exceptional element

Ordino is an exceptional location in Andorra, and the site where the project is being built has a strong connection to the mountains and the surrounding landscape. For this reason, a typical apartment block, which would have conveyed a distinctly urban image, was avoided. Instead, gabled roofs were designed, creating an architectural style much more closely linked to the mountain landscape and giving the project a unique and distinctive character.

Decking | High technology applied to wood

Each stairwell block or core has its own roof. The roof design of the project makes it unique and exclusive. It is a gabled roof, based on a rhomboidal framework of Avet Douglas GL28H laminated timber beams. The roof is supported laterally by reinforced concrete walls and at the front and rear by laminated timber composite columns.

The connection between the pillars and the roof is achieved through a unique and exclusive curved capital complex: the pillars are formed by four pieces that separate at the capital. On the main façade, the roof projects several meters forward in a powerful structural display that protects the glass from direct sunlight. Below, the rhomboidal wooden framework supporting the roof is exposed, revealing a slatted false ceiling that enhances the overall visual appeal. All the wood is protected from sun exposure with a UV-resistant, fungicidal, insecticidal, and water-repellent varnish. All anchors are made of stainless steel.

Covers | Quality Details

The roof structure consists of a GL28h laminated timber grid, 60mm triple-layer spruce CLT board, GL24h beam structure, 360mm of mineral wool insulation, an 18mm OSB3 top sheathing, and a UV-resistant and UV-proof membrane. Since the roof is a distinctive feature of the development, every detail has been carefully considered on the exterior. It is entirely clad with large-format, certified slate tiles. Furthermore, the roof ridge is curved rather than pointed, giving the structure a modern and exceptional appearance. The entire perimeter of the roof is finished with a unique fiberglass flashing, a material typically used in the aerospace industry. This flashing conceals the galvanized steel gutters for rainwater collection, which are heated to prevent freezing during the colder months. The flat roof areas are partially utilized as terraces. The paved areas are finished with wood-effect ceramic tiles. The landscaped areas have a depth of 40 to 100 cm.

Common Gardens

The different blocks are arranged around a central garden which, in addition to providing access to all the entrances, is designed as a social gathering place and outdoor relaxation area. This garden, which unfolds across several levels, includes landscaped areas with plant species adapted to the local climate and requiring minimal water, an automated irrigation system, benches, and waste bins.

Escofet brand design, vertical designer beacons with LED lights for nighttime illumination and bush-hammered concrete paving for pedestrian areas.

Club social

The complex features a social club of approximately 280 m², consisting of a large common room with access from the common garden and equipped with a bioethanol fireplace, an interior secondary room, a small storage room and toilets for men and women.

Parking

The development features its own parking area. The parking area has two entrances: the main entrance, via a ramp with an anti-icing system; and the secondary entrance, via a platform lift that, when not in use, is concealed within the grounds. Inside, there are open parking spaces and spaces within private garages for added privacy. Both the ramp access door and the garage doors are automated and operated by remote control. The paving for vehicular traffic is made of troweled concrete with an epoxy resin surface finish for greater adhesion and durability. The partitions are constructed with painted concrete blocks. The general parking area lighting includes a motion detector. The parking area has a mechanical smoke extraction system. Pre-installation of charging points for electric vehicles is also planned.

Security

Access control and common areas via guardhouse with security guard and monitoring of common outdoor areas via closed-circuit television.

Spa and gym

The development features a spa and a gym of approximately 400 m². It includes four individual cabins with changing rooms and showers, lockers, and restrooms. Both the spa and the gym have access to a large panoramic terrace measuring 17 meters long and 70 square meters.

The spa features a 50 m² (12.5 m long and 4 m wide) stainless steel-lined pool with a button-patterned bottom, concealed overflow, and stainless steel access ladder. It includes five stainless steel beds housing air massage systems, one stainless steel waterfall housing a cervical massage system, one stainless steel cannon unit housing a cervical massage system, and a continuous jacuzzi-style massage bench with nine built-in jet massage positions.

Spa and gym | Equipment

The spa also features: - A bi-thermal mist shower. - Eight anatomically shaped infrared relaxation loungers in birch and iroko wood. - A Finnish sauna with a glass front and wooden cladding, benches, backrests, and headrests. - A steam room with a glass front, a vaulted acrylic ceiling with a starry sky effect and 150 LED lights in 8 colors. - A stainless steel contrast shower with instant thermal contrast. - A sequential bi-thermal shower with 18 chrome massage jets and programmed sequences alternating hot and cold water across four jet levels to provide thermal and circulatory stimulation, general massage, and localized massage. - A multi-jet bi-thermal shower with 8 chrome mist jets, a touchscreen, LED chromotherapy, and aromatherapy. This shower performs programmed sequences alternating

Thermal changes with hot and cold water through the different levels of sprinklers to exert thermal and circulatory effects.

Spa and gym | Finishes

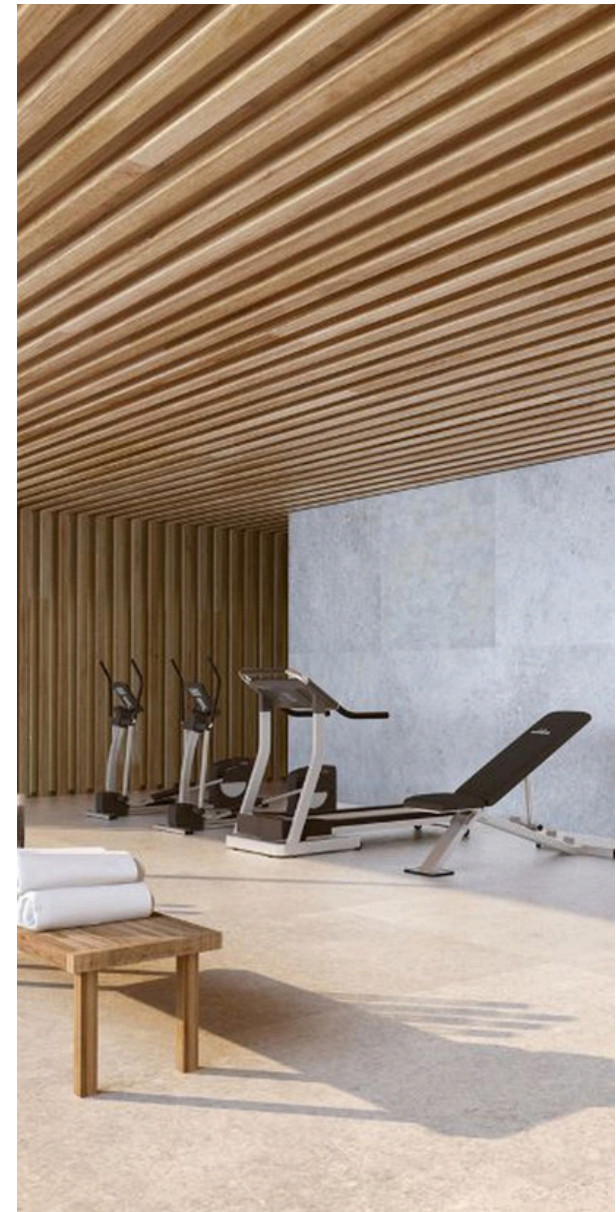
The spa and gym area features stone flooring and 120x70 cm limestone cladding in wet areas, with Douglas fir or larch wood paneling on the walls and ceiling. The passageways, restrooms, and changing rooms have ceramic tile flooring and partitions and ceilings made of water-resistant plasterboard with acrylic paint.

Storage rooms

All homes feature large private storage spaces in the basement. Open parking spaces include a generous private storage room directly behind them. In homes with parking spaces, the storage area is integrated within the space itself. The floors are troweled concrete, and the partitions are made of painted concrete blocks.

Elevators

Schindler 3300 model practical elevators with a capacity for 9 people, connecting the parking level with the main lobby and each residential floor. Walls, ceiling, and doors in brushed stainless steel. Floor clad in natural stone.





Vestibule and stairs

Each block features an entrance porch with a non-slip fiber strip for washing shoes. The entrance door is aluminum and clad in Douglas fir. Each lobby has surface-mounted stainless steel mailboxes. The lighting is recessed LED and includes a motion detector. The lobbies and stairwells of each block are paved with black slate and finished with double-layered plasterboard painted with emulsion paint.

Fusteria exterior | HiFinity Reynaers

The exterior joinery of the main façade, corresponding to the living rooms and kitchens, features the exclusive HiFinity aluminum joinery model from Reynaers Aluminium. The HiFinity joinery aims for perfect harmony between the home and its surroundings, offering uncompromising performance in terms of strength, durability, and comfort, with a natural and minimalist design for large windows that demand light and elegance.

Reynaers has used cutting-edge technology to create an extremely minimalist design. The aluminum profiles are so discreet that the frame becomes virtually invisible, resulting in a remarkably lightweight feel. Never before have sliding doors given such an elegant and cutting-edge impression. Hi-Finity achieves a perfect balance between material and style, offering stunning glazed surfaces that extend from floor to ceiling. Hi-Finity takes aesthetics and functionality to a new level. The sliding doors allow for triple glazing, and the system meets the most stringent insulation requirements. Hi-Finity was designed and developed by Reynaers in collaboration with architects specializing in materials. The HiFinity system was awarded the Henry van de Velde Design Award in 2013. This certification, granted by Design Flanders, recognizes the innovative and aesthetic qualities of a product.

Exterior carpentry | Master line

8 Reynaers

The remaining exterior joinery of the house, primarily in the bedrooms, utilizes the MasterLine 8 aluminum joinery system from Reynaers Aluminium. This system offers 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 simultaneously providing optimal insulation levels.

MasterLine 8 is ideal for homes requiring high insulation, low energy consumption, and even passive houses. The High Insulation+ (HI+) variant utilizes innovative insulation strips made of a low-E film that enhances insulation by reflecting and retaining heat. It also offers excellent sealing and airtight properties. Finally, MasterLine 8 windows ensure your security by meeting RC2 burglar resistance standards.

Sun protection

In the living room, there are solar control blinds without side guides, while in the bedrooms there is a double blind, both blackout and solar control, with side guides. In all cases, they are made of fiberglass fabric, are motorized, and are concealed in a recess in the false ceiling.

Interior carpentry

The entrance door to the house is reinforced. It has a central locking system with four locking bolts and a latch. It includes a complete set of visible stainless steel hardware and a double lock for service personnel. The finish is smooth and lacquered white.

The interior doors are made of chipboard with a smooth, white lacquered finish and have exposed stainless steel hardware. All door leaves are of standard height, but at the top there is a paneled strip on both sides with the same finish as the door leaf to enhance the door's design.

Partitions

The interior partitions are constructed using a galvanized steel substructure and double-layered plasterboard on both sides. In damp areas, this plasterboard is water-resistant and moisture-proof. It is finished with high-quality, smooth, matte plastic paint.

Floors

Multi-layered wood parquet suitable for underfloor heating, 16 mm thick, consisting of three layers glued together: a 4 mm oak top layer, a 12 mm birch phenolic marine plywood layer, and a 4 mm oak finger-jointed layer. Plank width 200 mm and up to 1800 mm long.





High-performance impact noise insulation is achieved using 8 mm thick FONOLESS LF acoustic membrane. In kitchens, bathrooms, powder rooms, and laundry rooms, the flooring is 60x60 cm porcelain stoneware. Exterior paving features wood-effect porcelain stoneware with a slab width of 200 mm and a length of up to 1800 mm.

Roofs

The suspended ceiling consists of a smooth plasterboard panel mounted on a concealed galvanized steel frame. The plasterboard is water-resistant in bathrooms, toilets, and laundry rooms. Recessed ceilings and coves are planned to conceal blinds and indirect lighting.

Chimney

The living room is equipped with an exclusive GYROFOCUS rotating fireplace by DEXOFOCUS. It is a wood-burning fireplace made of black steel sheet.

Kitchen

The kitchen features a central alcove and is open to the living-dining room, with the option to partition it off from the living area. The kitchen cabinets are SANTS brand, model LINE-L 13, with a matte silk white lacquered finish. In the alcove area, the base cabinets have a top groove and a push-to-open system for the lower drawers. The tall cabinets have the same finish and, between the tall cabinets, there is a vertical aluminum groove for easy opening. The SANTS drawer system includes standard graphite-colored drawers, and the lower and interior drawers have straight sides for a more refined look. Inside, there is a graphite-colored cutlery tray and dividers, a plate rack with a medium graphite base, four waste bins in the drawer below the sink, and non-slip PVC mats and trim. The cooktop is a 5 cm thick NEOLITH model with a PIETRADI PIOMBO finish. The kitchen is equipped with a Gaggenau oven, microwave, flexi-induction cooktop, ceiling extractor hood, and integrated dishwasher, and a Siemens refrigerator and freezer. Integrated sink under Neolith cooktop and tap with extendable handle.

Bedrooms

The bedrooms are equipped with floor-to-ceiling fitted wardrobes with hinged doors and integrated handles, lacquered in white or with a wood finish. They are lined internally and equipped with a stainless steel hanging rail and knocker.

En-suite bathroom

The bathrooms are open-plan and feature the same finishes on floors, walls, and ceilings as the rest of the home. They are equipped with VILLERO & BOCH fixtures, including a shower tray with a slim thermostatic chrome faucet and a telescopic bar and hose by HANSGROHE, a wall-hung toilet, a wall-hung bidet, a Neolith countertop basin, and mirrored chrome faucets with water recirculation. Partitions are available in clear or frosted glass.

Washbasin and toilet

The property includes a guest toilet connected to the entrance hall. It features a DURAVIT brand toilet and fixtures, and the flooring, walls, and ceilings are finished to the same high standards as the rest of the property. The property also has an interior laundry room with porcelain tile flooring, equipped with a sink, washing machine, and dryer.

Electricity, lighting and home automation

The property features: - JUNG or similar brand electrical fittings, compatible with the home automation system. - LED lighting in the recessed lighting of the living rooms/kitchens and bedrooms, controlled by wall switches. - Light fixtures controlled by wall switches. - Light fixtures with motion detectors in hallways and changing rooms. - Home automation package including master lighting control (including motion simulator), automated climate control, blind control and "good morning" function, technical alarms including flood sensors, main door contact and smoke detector, garage access control, concierge services, accessory control, and a concierge service.

and Bluetooth video. - Customizable, scalable home automation systems. - Digital TV connection via satellite. TV and Wi-Fi outlets in the living room, kitchen, and bedrooms. - Fiber optic cabling in the main rooms for telephone, TV, and data service. - General accent lighting to highlight the apartment blocks. - Heated towel rails in the bathrooms. - The complex will be equipped with a lightning rod system.

Air conditioning

The project includes the heating, air conditioning, and ventilation systems for the various units within the residential complex. Three geothermal heat pumps will be used to produce heated and chilled water for the building's climate control and domestic hot water, serving as the primary source of thermal energy. Propane gas-fired central boilers will be used as a backup system. Underfloor heating/cooling will be installed throughout the apartments, providing a high level of comfort. In addition, fan coil units will be used in all apartments to supplement the underfloor heating and for cooling, and convector units will also be used in multi-story apartments for the living areas. Each apartment will have its own independent mechanical ventilation system to ensure consistent air quality and renewal. In multi-story apartments, each floor will have its own unit.


BREEAM Certified


The homes will be BREEAM certified, the world's leading sustainable building certification. BREEAM recognizes the quality of the property globally and reflects its value in terms of environmentally friendly construction, promoting more sustainable building practices that result in socioeconomic benefits throughout the building's lifespan: savings in electricity and water consumption, and reduced operating and maintenance costs.


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