



FALGUERÓ VALLEY VIEW
NEW CONSTRUCTION PROMOTION
ESCALDES-ENGORDANY

Memorandum of Qualities

MATERIALS AND TECHNIQUES



Exterior Foundations and Structure

Retaining walls in the basement and reinforced concrete slab foundation on natural ground, in accordance with current regulations and following the recommendations of the Geotechnical Study. Structure up to the roof constructed with reinforced concrete in columns, beams, and roof slabs. Some elements are constructed with a metal structure. Façade system composed of:

- Stone cladding and ventilated facade sections finished with vertical slats or reconfigured wood or similar. 12 cm of extruded polystyrene insulation with carbon additives. Interior plasterboard walls folded over a 48 mm guide with rock wool insulation, finished with two layers of 13 mm thick fiberboard. Perimeter trim of exterior openings with 3 mm thick steel sheet, painted anthracite black. Steel railings with vertical bars finished in anthracite black. Railings in the dining terrace area with sections clad in Wezalit on a steel tube substructure.
-
-

Facades

- Ventilated facade with exterior finish of ceramic tiles, slate tone. High-performance thermal insulation according to regulations. Interior partition with semi-partition of plasterboard (PLADUR or similar).



Stands

Facades finished with large covered terraces and metal railings made of steel plates and bars with an enameled finish. Large-format, non-slip porcelain stoneware flooring with a wood-effect finish provides continuity throughout the home and between interior and exterior. Terrace access doors feature large glass locks and operable leaves, allowing access from each connecting room. The front faces of exterior pillars are finished with high-quality vertical synthetic wood slats. A communal architectural light fixture adorns the main facade, highlighting the pillars. Weatherproof electrical outlets are provided on balconies and terraces. The terraces will be furnished with uniform medium-to-large ceramic planters, ideally personalized with the building's name, and a decorative shrub.

Parking and storage

units Parking

- Four parking levels and storage units, distributed across four basement levels of the building.
- Automatic entrance and exit doors to Carrer dels Pardals, operated by remote control.
- Continuous multi-layer epoxy resin paving throughout the vehicle circulation and parking area, with clearly marked traffic and parking zones.
- Some parking spaces are enclosed, box-type, with capacity for two vehicles, and the option to install sectional or sliding doors operated by remote control.
- Option to pre-install an electric vehicle charging point, which, if possible, will be individually connected to the meter of each respective apartment.

Storage rooms

- Partition walls made of concrete block. Concrete flooring. Each storage room has a light fixture with automatic activation via a presence sensor.

Common Areas of the Building:

Entrance Hall, Ground Floor

- Ground floor concierge and lobby area. Space with high-quality finishes, large glass enclosure, and exterior views. Natural wood concierge desk. Recessed LED lighting in the false ceiling or LED strip lighting in the curtain rod. Lighting activated by occupancy sensors for energy savings. 9 elevators in the tower, OTIS or similar brand. Cabin dimensions according to accessibility regulations.
- High-end cabin finishes. Automatic stainless steel cabin doors.
- Alarm and telephone service. Display screens on each floor indicating the status of the elevator (operating or parked).
- Communication core with two staircases. Interior finish of exposed concrete and porcelain stoneware flooring, with double fire doors on each floor.
-
-
-
-
-

Plant Layout and Corridors

- Recessed LED lighting in the false ceiling
- or LED strip lighting in the curtain rod.
- Lighting activated by occupancy sensors for energy savings. Walls in common circulation areas with low-maintenance, high-quality finishes.

- Natural stone or porcelain
- stoneware flooring

Interior partition walls for homes

- Partitions between dwellings and with common areas are
- constructed with a double-structure partition, double-layered
- plasterboard, double thermal insulation, and a high-strength
- intermediate layer, combined with high acoustic absorption
- performance. Interior partitions are made of PLADUR or similar
- plasterboard, composed of two plasterboard layers with 46mm
- interior profiles. Interior insulation is provided by rock wool. Interior
- walls are finished with white plastic paint. In wet areas (bathrooms
- and kitchens), the interior surface is covered with a special water-
- repellent and moisture-resistant plasterboard. All dwellings have a
- smooth, painted plasterboard suspended ceiling. In wet rooms
- where the indoor air conditioning and ventilation units are located,
- a suspended ceiling made of aluminum sheeting and painted
- plasterboard is installed.
-

Interior flooring

- Wood-effect ceramic flooring from
- MIRAGE, or similar. Water-resistant,
- lacquered white MDF baseboard.
- Reinforced concrete slabs with high-
- performance thermal and acoustic insulation.

- **Building Roof**

Flat roofs with non-slip floating flooring laid on pedestals, divided into 6 spaces: 5 spaces linked to the penthouses with interior access from the apartment, via a private staircase that connects directly to the terrace located on the 15th floor. 1 space reserved for installations and air conditioning units for the accessible communal terrace. The flat roof on the 7th floor has a communal area consisting of a gym of approximately 85 m² and a landscaped outdoor area of approximately 320 m², intended for the communal use of the residents.

EXTERIOR CARPENTRY

- Exterior joinery in lacquered aluminum with thermal break, Schüco type or equivalent, with performance adapted to the project's energy requirements. The closures combine fixed locks with operable openings according to the layout of each dwelling. On facades with access to terraces, the joinery will consist of large fixed glass locks combined with operable sashes for access to the terrace from the corresponding rooms. In bedrooms without direct access to a terrace, operable windows will be installed according to the project's layout. The windows will be triple-glazed with a double air chamber filled with inert gas, providing thermal and acoustic insulation performance in accordance with current energy regulations.

OUTDOOR HABITAT

(TERRACES)

- Non-slip porcelain stoneware exterior paving, wood imitation MIRAGE house, or similar, giving continuity to the whole house and between interior/exterior.

OUTFIT

- Interior suspended ceiling with plasterboard panels throughout the entire dwelling, except in bathrooms and the laundry room, where the suspended ceiling consists of smooth, accessible aluminum trays, providing access to the indoor air conditioning unit. Suspended ceiling on terraces finished with high-quality synthetic wood slats. Interior horizontal surfaces finished with plastic paint. Curtain rod installed in front of exterior windows and doors for installing screens or curtains. Curtain rod along the lighting line above the shower in the main bathroom.
-

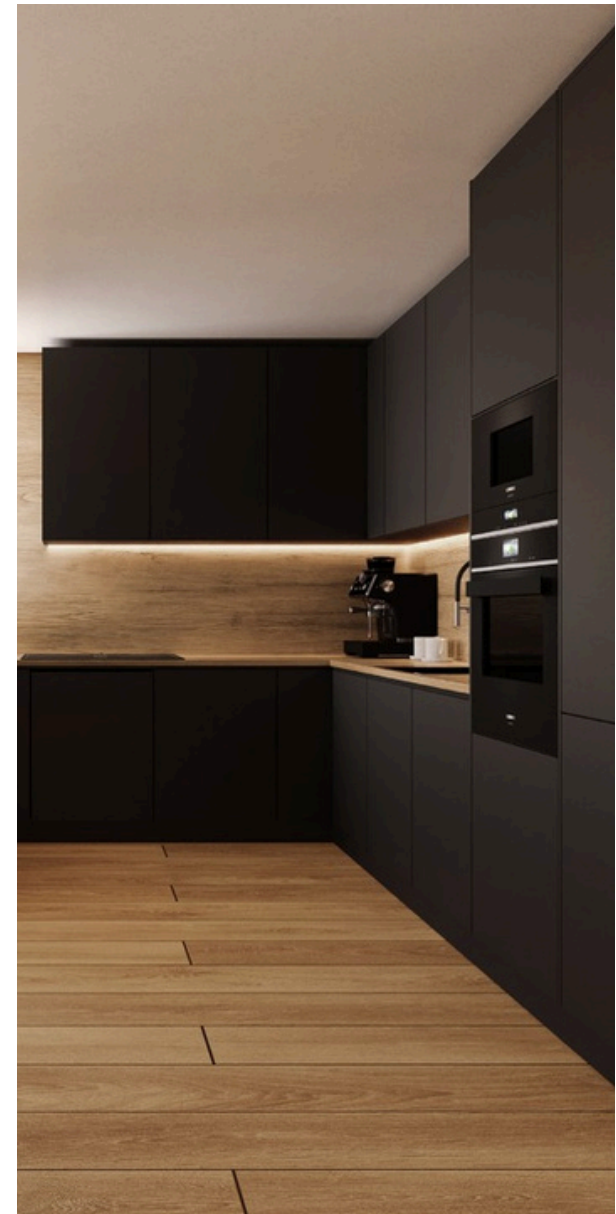
Housing

Kitchen

- Open-plan kitchens in the living-dining room, fully equipped. Cabinets by Armony or equivalent, combining smooth finishes with a wood-effect finish. Countertop, backsplash, and apple-shaped countertop in 12mm thick COVERLAM porcelain tile by Grespania or equivalent. Kitchen backsplash with the same finish as the countertop, clad in COVERLAM porcelain tile or similar.
- Kitchen equipped with an induction hob with integrated extractor fan, SIEMENS or equivalent. Integrated appliances including: electric oven, microwave, refrigerator, and dishwasher, by SIEMENS or equivalent. Sink with single-lever faucet and pull-out spray head. The central island will only be available in those homes where indicated on the corresponding floor plan.

Bathrooms and laundry room

- Wall cladding with premium ceramic tiles. Bathrooms equipped with a vanity unit with drawer and built-in sink, white porcelain sanitary ware (brand... or similar), DORNBACHT or similar brand faucets with automatic diverter and temperature limiter, glass shower screen and mirror. Pre-installation for appliances in the laundry room. Extra-flat shower tray, colors and finishes to be determined. DORNBACHT or similar brand faucets with automatic diverter and temperature limiter. Recessed rain shower head.





Residential Installations: Air Conditioning and Air Renewal

- Air conditioning centralized by ACS and system production connected a SACRIFICE ECOTERMIN. Unit interior Located at the ceiling above the bathroom.
- Underfloor heating system throughout the house. Air conditioning with air Fred in
- The entire dwelling, except for the bathrooms, is served by air ducts integrated into the suspended ceiling with supply and exhaust. The indoor unit is located in the suspended ceiling of the bathroom or laundry room.
- Renovation area with system Dual-flow systems with compact units featuring heat recovery from Siber or similar brands. Individual unit for each dwelling.

Fountain

- Installation of hot and cold water at all interior supply points.

Electric

- Electrical installation according to regulations. Recessed spotlights in bathrooms and laundry rooms. Recessed spotlights in the kitchen.
- Focus integrated in FALSE ceiling of Distributors. LED strip lighting in hallway
- Luminaires embedded a flooring Illuminating terrace pillars. Weatherproof lights for terraces. Weatherproof sockets for balconies and terraces. Switches of the mark
- Schneider D-LIFE or similar and provision in all rooms, television and fiber optics.
- HOME AUTOMATION. System of control of Air conditioning for the home. LED strip lighting on the curtain rod, illuminating the shower wall in the main bathroom.

FALGUERÓ VALLEY VIEW
NEW CONSTRUCTION
PROMOTION
ESCALDES-ENGORDANY



+376 744 200 info@rsthomasp.com

www.rsthomasp.com Av. Joan

Martí, 102 - AD200 Encamp

