

Statement of Qualities

MATERIALS AND TECHNIQUES



STRUCTURE

Reinforced concrete retaining structures, floor slabs, and columns. Upper floor and roof constructed from CLT (cross-laminated timber) structural panels.

FAÇADES

Façades clad in local natural stone, with sections featuring a ventilated rainscreen system composed of synthetic panels faced with weather-resistant, oak-finished natural wood veneer. The primary enclosure consists of ceramic masonry with external thermal insulation, complemented by an interior partition wall made of gypsum board.

ROOFS

Pitched roof featuring a CLT timber framework with integrated thermal insulation, a breathable waterproof membrane, and a finish of locally sourced slate.

EXTERIOR CARPENTRY

High-performance exterior joinery, featuring a wood-aluminum composite with concealed sash frames and triple-glazed, low-emissivity glass. Armored entrance door with an adjacent fixed panel, clad in natural wood with an oak finish. Automated sectional garage door with remote control.

TERRACES
Flooring consisting of non-slip natural stone slabs.
Balcony railings made of local natural stone or steel, clad with natural wood panels in an oak finish, depending on the facade design.
Steel planters and handrails with an oxidized finish on the terraces. Garden fences constructed from local natural stone masonry.





COMPARTMENTALIZATION AND FALSE CEILINGS

Partition walls and suspended ceilings made of gypsum board—moisture-resistant in wet areas, and perforated acoustic panels for ceilings. Partition walls include insulation and double-layer boarding.
Suspended ceilings featuring natural wood slats with an oak finish are used in the living areas and hallways. In the garage, the partition walls consist of plastered ceramic masonry.

VERTICAL CLADDING

Finished throughout with matte white emulsion paint.
Natural stone cladding on the wall and fireplace surround; artificial stone cladding on the kitchen front.
Oak-finish wood veneer on the staircase, hallway, bed headboards, and wardrobes; bronze-colored stainless steel cladding on the elevator front.
Tiling with rectified porcelain stoneware from the 'Lagoon' collection by Revigres*.

PAVEMENTS

The flooring throughout the residence consists of new oak wood planks.
The stairs and bathrooms feature *Cromatica Lagoon* rectified porcelain stoneware by Rivigres*, while the garage has polished concrete finished with an epoxy resin.

INTERIOR CARPENTRY AND CLOSETS

Oak-veneered block-style interior doors, featuring handles and hardware in matte stainless steel.
Built-in cabinets with countertop-level units, doors, and drawer fronts veneered to match the other woodwork, featuring recessed pulls.
The garage doors shall be fire-rated.

KITCHEN

FURNITURE

High-end base and tall units, custom-designed, featuring high-density veneered cabinetry with recessed handles, soft-close mechanisms, and heavy-duty drawers—model One08 by Ernestomeda*.

COUNTERTOP AND FRONT PANEL

Countertop, front panel, and shelf made of engineered marble.

EQUIPMENT

Equipped with high-quality Bosch* appliances, including an induction cooktop with a concealed, integrated extractor hood, a steam oven, a microwave oven, an American-style refrigerator, and a built-in dishwasher.

BATHROOMS

Mirrors with an anti-fog system; wall-hung porcelain toilets with concealed cisterns (GSI "Pura" model, with color varying by location); and porcelain washbasins (Butón* "Galiano" model) set on Corian countertops, featuring wall-hung vanity units with drawers in the bathrooms, and the Butón* "Totem" model in the guest powder room.

Flush-mounted shower trays made of "Neoplus Blanco" (white) engineered stone by Hidrobox*; hinged shower enclosures with a minimalist profile and an anti-limescale treatment (Lasser* "Zen" model).



Wall-mounted decorative faucets—models Valvola, Modo, and Stereo—along with a thermostatic shower system featuring the SF027 BD001 showerhead by Quadrodesign*.

Countertop material varies based on the client's selection.

FLOORING

General flooring throughout the residence consists of oak-finished wood planks.

The staircase and bathrooms feature rectified porcelain stoneware (Cromatica Lagoon by Rivigres*), while the garage floor is polished concrete finished with an epoxy resin.

AMENITIES

Low-maintenance, native landscaping featuring shrubs and hydroseeded ground cover designed to resemble a natural mountain meadow; a coconut-fiber mat integrated into the entryway; and a built-in fireplace (model C.1d by Stuv).

Each residence includes a quiet, 4-passenger elevator; there is also a vehicle lift for garage access. Additional features include pre-wiring for electric vehicle charging, a bicycle rack with an integrated charging point, and a ski storage area equipped with lockers, a bench, and a boot warmer.

ELECTRICITY AND LIGHTING

The homes will feature an electrical installation that complies with current regulations and utility company requirements, with a high-capacity electrical system that includes protective measures to ensure safety.

Pre-wiring for electric vehicles. Photovoltaic system.

Jung* LS990 series electrical fittings in black.



Energy-efficient, dimmable LED lighting, featuring motion and/or daylight (dusk-to-dawn) sensors, with ingress protection ratings tailored to the specific location. Options include recessed, surface-mounted, wall-mounted, suspended, and track-mounted fixtures, as well as LED strips, depending on the design. Available models include Colosseo, BCN30, Dote, Spotlight, Vlok, Tolva, and Cala by Nexia, and Saggita by On*.

TELECOMMUNICATIONS AND HOME AUTOMATION

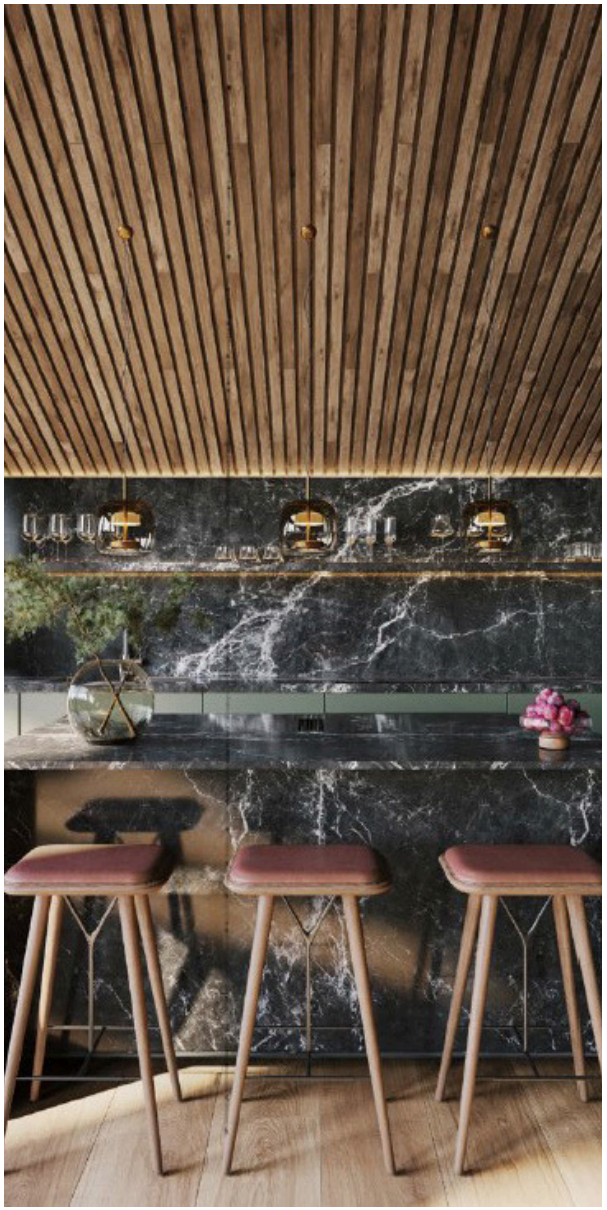
An antenna array for receiving TDT (digital terrestrial television), DAB (digital audio broadcasting), FM, and satellite signals. Infrastructure for broadband access—including fiber optic, coaxial, and twisted-pair cabling—routed to the main distribution panel. Internal wiring configured in a star topology, utilizing coaxial and Cat6 UTP cables. Outlets for voice, data, TV/satellite, and RJ45 connections, supplemented by Wi-Fi repeaters on each floor. A "Smart Home" automation system by Jung*, featuring a gateway for integration with an aerothermal (heat pump) system and internet connectivity; the system includes touchscreen control displays and integrates with the video intercom. The setup incorporates an uninterruptible power supply (UPS) for protection against power outages, as well as controls for the garage door, lighting, climate control, hot water production, and anti-freeze radiant heating. Security and anti-intrusion features include motion and presence detectors, an alarm system, and pre-wiring for video surveillance. Provisions are also included for solar shading control and photovoltaic system monitoring.

WATER SUPPLY

Potable water supply system connected directly to the mains, equipped with a filter and regulating valves, in compliance with current regulations and utility company requirements. Piping consists of stainless steel and reinforced cross-linked polyethylene (PEX)—materials chosen for their high durability, efficiency, and chemical neutrality.
Rainwater harvesting system for irrigation, including full automation.

THERMAL SYSTEMS

High-efficiency air-source heat pump (aerothermal system) optimized for cold climates, providing domestic hot water (DHW), heating, and cooling (Hitachi Yutaki S*). This is a split-system inverter unit, featuring an outdoor unit and an indoor unit with an integrated hydro-kit. It includes a 300-liter insulated DHW storage tank, programmable recirculation pumps for the thermally insulated DHW circuit, and supply connections for a dishwasher and washing machine. Heating is delivered via a low-temperature underfloor system—comprising 8 circuits per floor—installed over a vapor barrier and an acoustic, reflective insulation panel. The system utilizes multi-layer PEX piping (with an oxygen-diffusion barrier) embedded in a specialized radiant-floor screed. The setup also includes a buffer tank and a cooling function (reversible operation) for the underfloor system, regulated by a humidity sensor. Heated towel rails are provided in the bathrooms.





Cooling is provided via fan-coil units connected to ducts and grilles concealed within a suspended ceiling. This system also functions in a heating mode, offering rapid response.
Electric heating cables are embedded in the pavement used for vehicle and pedestrian access, as well as within roof gutters and downspouts.

PUBLIC HEALTH

Separate drainage system with sound-insulated piping and individual macerator-pump units.
Forced ventilation for the parking area to remove pollutants—including radon gas—featuring a programmed system with a CO2 detection sensor. A dual-flow general ventilation system for the residence, equipped with a high-efficiency, low-speed heat recovery unit; a sanitary-grade duct network; silencers; and filters for particles and pollutants (by Siber*). Independent exhaust fans with humidity sensors in the bathrooms.

DELIVERY

Prior to the handover of the property, a basic general cleaning will be carried out, and the installations will be put into service.

LES LLARS DE LA FONT

NEW-BUILD DEVELOPMENT

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