



QUALITY SPECIFICATIONS

Lumina has been conceived to offer contemporary, bright, and functional homes, featuring a careful selection of materials, equipment, and finishes designed for comfort, efficiency, and the enjoyment of every space, both interior and exterior.

Foundation and Structure

Reinforced concrete foundation and structure, designed in compliance with the Technical Building Code (CTE) to guarantee solidity, safety, and durability.

Facade and Interior Partitioning

Facade composed of an external ceramic brick wall and an internal ceramic block wall, with an air cavity between both sides, incorporating thermal and acoustic insulation for greater indoor comfort and improved energy efficiency of the home.

Contemporary design facades, combining porcelain wall tiles and waterproof single-layer mortar, with finishes carefully selected to offer an elegant and modern image.

Flooring and Tiling

Large-format rectified porcelain flooring in both interior and exterior areas, providing aesthetic continuity, easy maintenance, and a contemporary look. Acoustic insulation is placed under the flooring to enhance the comfort of the home.

Bathrooms tiled with designer porcelain stoneware, featuring decorative back-lit niches with LED lighting in the shower area, adding functionality and a sophisticated finish.

Exterior Carpentry and Metalwork

High-performance PVC exterior carpentry, equipped with airtight sliding leaves and laminated double glazing, designed to improve insulation and interior comfort. Motorized thermal aluminum shutters with integrated switches, prepared for app control.

Tilt-and-turn windows in bathrooms.

Garden exterior doors with frames and paneling made of aluminum and/or steel profiles, according to design.

Armored entrance door, CE marked, with PVC exterior panel and smooth interior panel.



Interior Carpentry

Interior pass doors lacquered in white, design as per management, with a special width of 82 cm.

Fully equipped modular wardrobes with RAL-colored lacquered doors and an interior finish featuring drawer units, shelves, and a hanging rail, incorporating LED lighting for greater convenience and functionality.

The master bedroom incorporates a fully finished walk-in closet, equipped with drawers, shelves, hanging rails, pull-out trouser rack, and mirror, designed to offer capacity, order, and daily comfort.

Plumbing, Ventilation, and Sanitary Ware

Plumbing installation for hot and cold water with multilayer pipes, including shut-off valves in wet rooms, in compliance with the Technical Building Code.

Bathrooms equipped with top-quality porcelain sanitary ware (Roca brand or similar), including wall-hung toilets with built-in cisterns for a cleaner and more modern aesthetic.

Bathroom furniture with porcelain washbasins, including mirrors with LED lighting.

Italian-style showers, floor-level and step-free, tiled with the same porcelain flooring as the rest of the house to reinforce the sense of continuity, spaciousness, and design.

Domestic hot water production through an aerothermal system with an accumulator tank, an efficient solution that improves comfort and optimizes energy consumption.

Transparent safety glass shower screens in all bathrooms.

Forced ventilation system for interior air renewal through window vents and extractors in wet areas, in compliance with CTE.

Electricity and Telecommunications

Electrical and telecommunications installation designed to meet current household needs, with several TV points, TDT antenna, pre-installation for fiber optics, and designer switches (Simon 270 or similar).

Ambient lighting on the terrace.

Lighting pack, including interior spotlights and exterior wall lights.

Installation of an electronic door entry system with a release button.

Electric socket provided in the parking space for future electric vehicle charging.

Pre-installation of electrical lines for awnings.



Heating and Air Conditioning

Pre-installation of ducted air conditioning, prepared for the future installation of climate control equipment.

Decoration and Painting

Smooth finish on walls and ceilings with RAL-colored emulsion paint.
Plasterboard ceilings with paint. Bathroom ceilings with special moisture-resistant boards.

Kitchen

Contemporary design kitchen, equipped with clean and functional lines, featuring high-pressure laminate doors and edges. LED lighting under wall units to enhance the work area

Designer porcelain countertop, durable and elegant, designed for demanding daily use and a modern aesthetic.

The kitchen is delivered equipped with Balay appliances: induction hob, oven, extractor hood, refrigerator, integrated dishwasher and microwave.

Garden

Each home has a parking space.

Solarium and pool

Solarium accessible from the terrace via an external staircase, conceived as an additional space for leisure, relaxation, and outdoor living.

Private designer swimming pool, with an internal bench and built-in stairs, designed for comfortable outdoor enjoyment with its own personality. LED spotlights and wall/floor lining with mosaic tiles (gresite). Stainless steel shower. Complete filtration equipment.

Summer kitchen area, with porcelain countertop, sink with tap, water intake, and drain for a washing machine.

TV point and socket.

Ambient lighting.

"These quality specifications are for informational and guidance purposes only. The Project Management and the Developer reserve the right to introduce modifications motivated by technical, legal, administrative, or supply requirements, and may substitute some materials or elements with others of equivalent or superior quality, without substantially altering the overall level of finishes planned for the development."