

# TURQUESA Homes

BUILDING SPECIFICATIONS



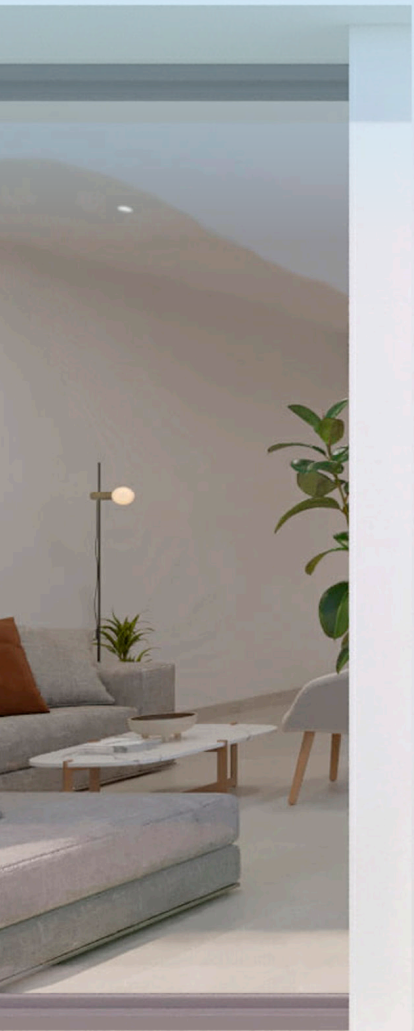


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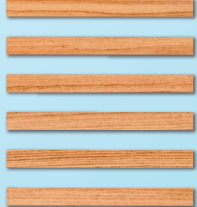
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innovative  
and exclusive



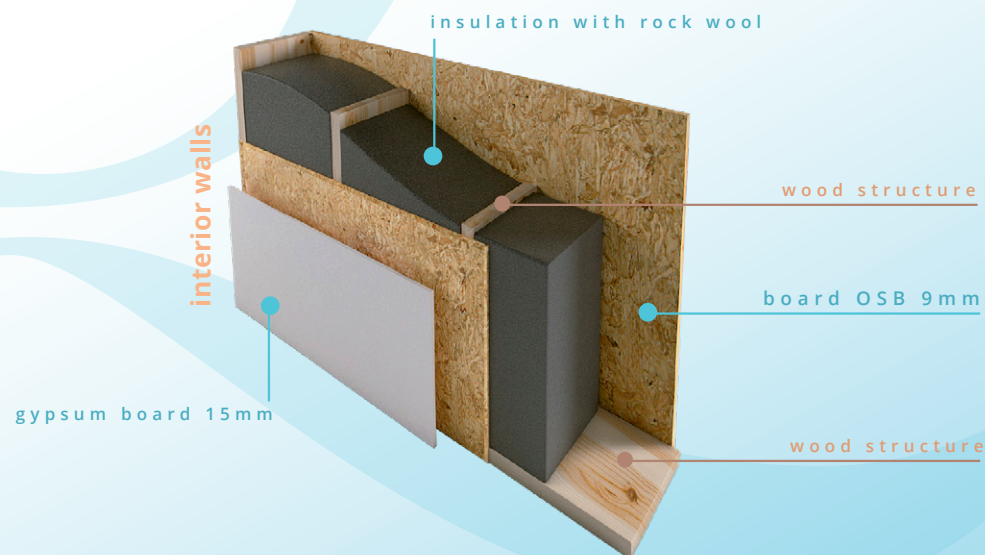
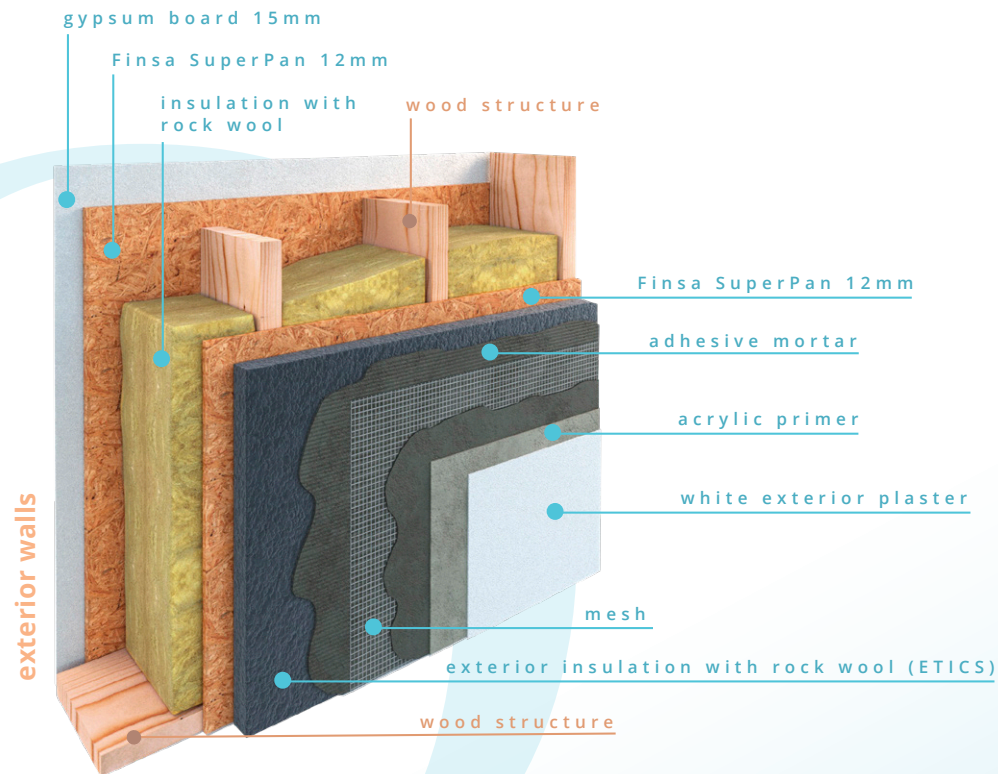


01



building specifications

# 01 building specifications



## House structure

Vertical and horizontal structure made of self-supporting industrialized wood panels, including thermal insulation with rockfit rock wool in the interior core of the structure. In addition to the insulation of the panels forming the building shell, the facade of the house is designed with an exterior thermal insulation composite system (ETICS) composed of compacted rock wool panels providing excellent protection against fire and noise. Finishing layer of white exterior plaster over acrylic primer.

The wood used in the house structure is certified with the PEFC seal, proving its sustainable origin from its harvesting in the forest to the construction site, verifying all the intermediate production processes.



## Roofs

Non-trafficable flat roof, with heavy gravel protection, non-adhered waterproofing membrane, including thermal insulation by means of rigid extruded polystyrene foam sheets.

## Interior and exterior flooring

Large-format porcelain flooring (90cm x 90cm) to choose from different options, for interior and exterior use, with anti-slip treatment for exterior areas. The floor and wall tiles are laid on a gel-adhesive base with reduced CO2 emissions, very low emissions of volatile organic compounds (VOCs) in general and recyclable after its useful life.



## Exterior carpentry

Aluminum exterior carpentry, with thermal break, anthracite gray lacquered finish, with QUALICOAT seal, guaranteeing the thickness and quality of the lacquering process. Double glazing with intermediate air chamber and solar treatment. Lacquered aluminum motorized roller shutters in all bedrooms. Pérgola and mallorquinas of lacquered aluminum in Corten Steel finish or similar.

## Interior carpentry

Access to the house by armored door with security lock finished with lacquered wood panels. The interior doors of the house are lacquered in white with hidden hinges and a magnetic closing system. Bedrooms feature built-in wardrobes with sliding doors, including shelves, and hanging bars. Sliding door handles with minimalist profile.



## Bathroom tiling

Large format porcelain wall tiles of 120cm x 60cm in all bathrooms and powder room to choose from different options. Shower in Master Bathroom with large format floor-to-ceiling tiling.

## Bathroom equipment

Suspended toilets. Furniture with integrated sinks and drawers in all bathrooms and powder room. Black surface-mounted mono mixer taps with EcoSmart technology, which reduces water consumption maintaining maximum comfort. Showers with anti-slip flooring of the same type as the rest of the house, fixed glass screens and black surface-mounted shower columns with EcoSmart technology. Mirrors are not included; an electric connection is provided.



## ||||| Kitchen

High-quality kitchen furniture with porcelain countertop in marble imitation. Completely equipped with sink and faucet as well as highly energy efficient appliances (BOSCH or similar) fully integrated into the furniture: induction hob with integrated extractor, oven, microwave, fridge-freezer, washing machine-dryer.

## ||||| Interior paint

Organic paint in non-tiled vertical parameters and ceilings containing only materials of strictly natural origin.





## ■■■■■ Electricity and telecommunication

Electrical installation according to Low Voltage Regulations. Electrical mechanisms of first quality (JUNG or similar). TV and internet sockets in all bedrooms and living room. Installation of charging point for electric cars in private parking area. Solar panel system 3.6 kW on upper floor roof. LED spotlights throughout the house and exterior lights on outside walls included. Special lamps in the dining area and living room area are not included.

## ■■■■■ Plumbing and air conditioning

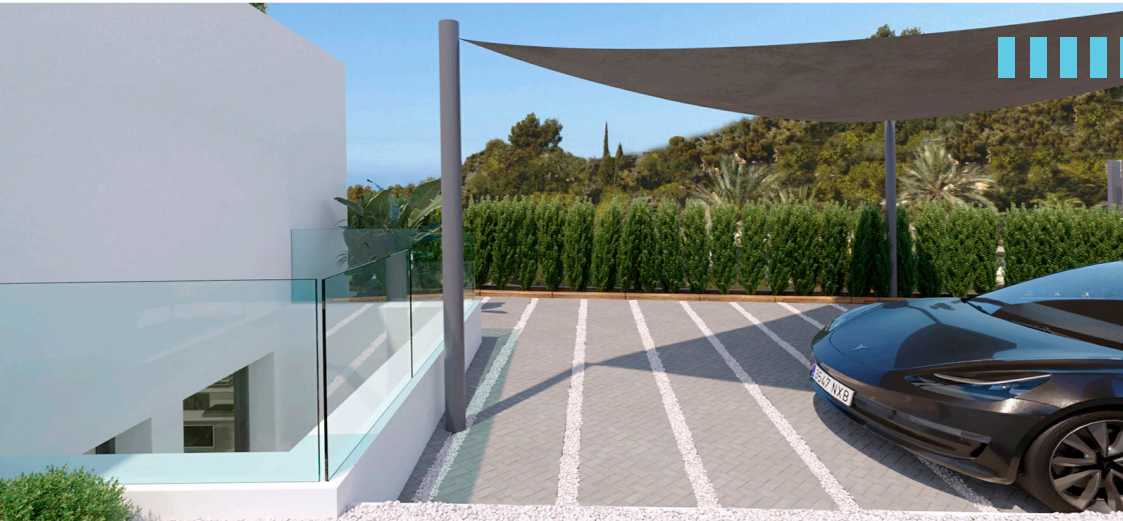
Interior plumbing with insulated pipes to avoid condensation or heat loss. Complete air conditioning system (hot-cold) by air ducts with Air-Zoning for temperature control in each individual room. Air conditioning and water heating based on an Aerothermal system with heat pump. Ventilation system with heat recovery for efficient air exchange from the inside of the house and the outside providing excellent air quality and economic savings on electricity bills.





## Pool and private plot

Private pool with saline filtration system and tiled with the same material as the exterior flooring. The private plot is finished with gravel, artificial grass, and tiles according to the design of each plot. Plots are separated from each other by a simple fence with occultation net and cypress trees on both sides.



## Parking area

The private parking area is finished with gravel, tiles, and artificial grass according to plot design.

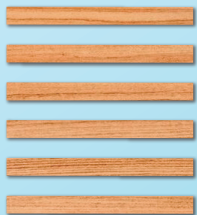


## Access and community areas

Access through sliding, folding and telescopic doors, depending on the case, motorized and controllable through mobile phone (GMS). Integrated LED lighting in the community streets of the development.



02



customizations

# o2 customizations



Add the personalization packages of your choice to your home and **make it perfect to enjoy for a lifetime.**



### **Package Basement**

Gain space and amplitude by adding a basement to your home, which will also have natural light thanks to an English patio.



### **Package Bioclimatic Premium**

Incorporate into your house a bioclimatic pérgola with adjustable slats, bioclimatic mallorquinas and smart blinds to make your home as efficient as possible and reduce your energy bills.



### **Package Comfort**

Underfloor heating throughout the house.



### **Package Sun Sail**

Add a stylish sun sail to your private parking area to protect your car.



### **Package Interior Design**

We put at your disposal the best professionals of emotional interior design to customize and optimize all spaces of your home and obtain the most efficient version of it.

**By Arianna Burli**



### **Package Indirect Lighting**

Complete your home with carefully studied indirect lighting in living area and bathrooms to create exceptional atmospheres.



we care for the world  
by caring for your world



# TURQUESA

Homes

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Alt & Art

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