

ROOF

Non-trafficable flat roof, accessible for installation conservation and maintenance only. It consists of a dual waterproofing layer with thermal insulation and a layer of heavy protection on top of that.

01. FAÇADE

The exterior façades are made from ceramic bricks with an exterior heat insulation system and finished with acrylic cladding. The interior is finished with double laminated plasterboard.

The heat insulation for the exterior is based on covering the façade with insulating panels to create a shield that prevents heat egress in winter and heat ingress in summer, thereby achieving maximum energy savings for your heating and air conditioning.

The reduced use of energy directly lowers CO2 emissions into the atmosphere, while the optimal heat performance by the property provides inhabitants with a comfortable and healthy environment.

02. TERRACES

The property terraces are tiled using stone tiles suitable for outdoor use.

A glass safety railing will be installed, with a low brick wall in some areas.

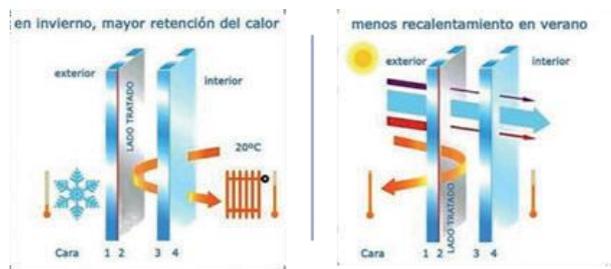
03. EXTERIOR CARPENTRY

The exterior joinery consists of PVC profiles. The windows can be sliding, tilting or folding, depending on each specific project. Large windows in the living rooms with sliding pane, fixed panel, no shutter.

Shutters are made from aluminium with insulation and finished in the same colour as the joinery in the bedrooms. The windows are Low Emissive double-glazing, with an intermediate air chamber. The main advantage of Low Emissive glazing is the improved energy efficiency it provides,

reducing your heating and air conditioning bills.

They minimise heat loss from the property because they reflect part of the energy produced by the heating system and return it to the indoor environment.



Furthermore, they also offer extraordinary natural light transition properties that add to a perfect combination between heat energy savings and harnessing the light from outside.

Low Emissive glazing reduces heat loss in winter and a solar factor control layer is added for south-facing properties in order to minimise the heat transfer effect to the interior by reflecting part of the incoming energy.

04. INTERIOR CARPENTRY

The main door to the property is reinforced, with an interior in the same style as the other doors. The interior doors have a lacquer finish. All interior hinged doors are 35 mm thick, with steel hinges and fittings.

The modular wardrobes and modular dressing room type open wardrobes are fully fitted with shelves, a hanging rail and drawer.

05. INTERIOR LAYOUT

The interior partition walls between the different rooms in the house are made from a double laminated plasterboard over an intermediate steel structure on both sides and thermal-acoustic interior insulation.

The separations between properties are formed by perforated brick and lined on both sides, by means

of laminated plasterboard over a steel structure and thermal-acoustic insulation inside.

This means that the construction system is eco-efficient and sustainable. The laminated plasterboard face protection using multi-layer cellulose provides greater strength than anything based on traditional plastering.

The result is hygroscopic and acts like a “third skin” to combat damp, absorbing it when the air is excessively humid and expelling it when the air is dry.

06. INTERIOR CLADDING

Floors:

Living-dining-kitchen and bedrooms tiled with AC5 laminate flooring.

Bathrooms toilets fitted with porcelain stoneware.

Ceilings:

Dropped ceiling in bathrooms and/or toilets for preinstallation of air conditioning equipment and ventilation system maintenance.

False laminated plasterboard ceiling throughout the property (except bathrooms and toilets), finished with smooth plastic paint.

Walls:

Kitchen: compact slab cladding between worktop and upper furniture, finished in aluminium.

The bathroom and toilet walls are covered in designer stoneware, in combination with other materials.

The walls are covered with smooth plastic paint.

07. CLIMATE CONTROL AND HOT WATER

The properties will be delivered with the preinstallation of climate control systems based on conduits with air supply and return grilles in the bedrooms and living rooms.

Hot water is supplied through an individual arothermal system.

Installation of photovoltaic solar panels to generate electricity for self-consumption in communal areas.

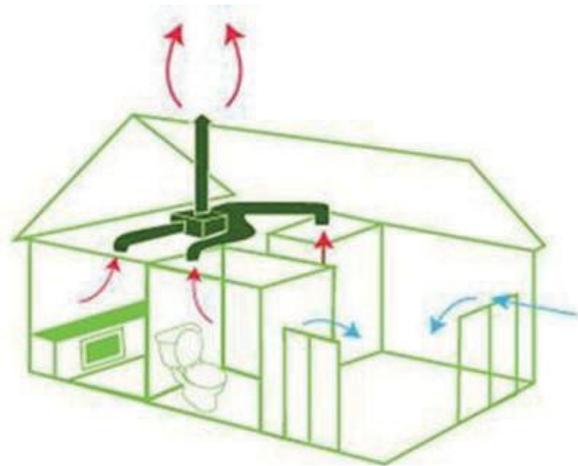
08. CONTROLLED MECHANICAL VENTILATION

The controlled mechanical ventilation system guarantees indoor air quality by renewing stale air inside the properties continuously and in a controlled manner.

The system is based on the air sweeping principle inside the properties, from the dry rooms (bedrooms and living room) to the wet rooms (kitchen and bathrooms).

Because the system is fitted with grilles, the ventilation flow is automatically adapted to the needs of the occupants in each space based on the humidity level, providing a higher level of comfort and energy savings for the climate control systems.

The benefits for the property are numerous as it guarantees proper indoor air quality by constantly renewing the atmosphere and removing the stale air while also eliminating exterior noise because there is no need to open windows for ventilation. Furthermore, the inconvenience caused by uncontrolled draughts is avoided and heating energy costs are reduced because it is easier to heat air when it is less humid.

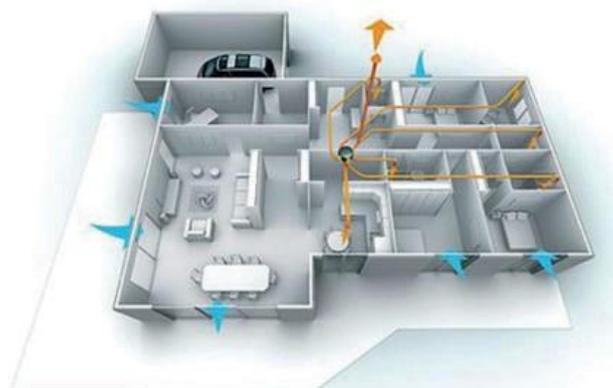


It provides greater energy savings by ventilating rooms when needed and the system allows for a reduction in overall ventilation flow.

10. ELECTRICITY

The wiring in the property is installed according to low voltage electrotechnical regulations, with sufficient power in each property to meet the requirements of the electrical appliances included.

The fuse box contains premium protection components separated by circuits for different uses.



The parking areas will come preinstalled with an electric vehicle charging point equipped with the general equipment of the installation and conduits up to the parking spaces, to enable convenient and safe recharging.

11. COMMUNICATION

Television and Telephony

The development is fitted with a TV antenna, as well as a collective TDT antenna, with cable television until the connection box to the property, with TV points in the living-dining room and bedrooms.

The properties are fitted with telephone sockets in the living room and bedrooms.

Video intercom at the main entrance to the complex and at the entry to the property.

12. PLUMBING AND BATHROOM EQUIPMENT

Plumbing installation with Pex cross-linked polyethylene pipes and soundproofed drainpipes

Bathrooms

Integrated washbasin in the furniture with single lever mixer tap and a mirror above the washbasin.

The toilets are white.

The shower is fitted with a glass screen (based on the design).

Taps in terraces.

13. KITCHENS

Kitchen fitted with upper and lower glass-effect cupboards.

SILESTONE worktop or similar. Sink in stainless steel on the worktop and single lever mixer tap.

Fitted with induction vitro-ceramic hob, extractor and oven with microwave function.

14. COMPLEX SECURITY

The whole complex has a comprehensive security system based on physical security.

Access control to the beach by means of an electronically locked gate with electronic identification.

15. GARAGE BENEATH THE BLOCK

Parking spaces are available. Some beneath the block on a semi-basement level with natural ventilation, where storerooms are also located. Others are located in pergola-covered outdoor areas.

Direct access to the stairwells and lifts

connecting to the various floors.

16. COMPLEX AND COMMON AREAS

The complex has some magnificent common areas, completely enclosed by means of a metal perimeter fence and vertical elements based on the project design on top of walls.

Low-consumption and high-efficiency lighting in all common areas.

A swimming pool with spacious green areas will be built inside the complex.

17. SMART HOME

The property comes with a comprehensive control system that provides the following advantages to the user:

- Makes life easier, more convenient and safer for every member of the family.
- Enables management of the various appliances from anywhere, 24 hours a day.
- Helps to boost energy savings and make the property more economical.

The system allows various programmed functions to be controlled.

It can be expanded in various ways, providing the user with maximum flexibility without limiting their future expansion options.

The domotics package includes:

The properties will be fitted with various technical alarms to warn the owner of possible risks:

- Smoke detector.
- Flood detectors in kitchens and bathrooms.
- General solenoid shut-off valve for cold water.
- Intrusion sensor in the main door of the house.

The user may also control:

- The possible general air conditioning.

Users also have the option to create profiles, macros, timers and timed activations to personalise the system to their tastes.

Also for voice-activated home control by integrating the Alexa®, Siri® or Google® systems as per user choice.

Interaction with the property from outside via certified apps for mobile devices, enabling any smartphone or tablet to be used as a remote control both inside and outside the home.

WHAT YOU DON'T SEE

ISLA CANELA offers added value to its customers in important areas that enhance the quality and reliability of our projects.

Acoustics

All our properties have an acoustic design

prepared by an officially approved entity advising us which building materials should be used.

Acoustic tests are performed on the solutions to ensure they meet all the necessary parameters.

Energy efficiency certificate

Our buildings are based on an energy model that uses HULC (unified LIDER- CALENER tool) A totally independent external energy rating specialist provides us with the thermal values of every enclosure system we use. Similarly, each

project is overseen to ensure it is carried out according to specifications.

Aftersales service.

All our properties are subject to an exhaustive check list by the after-sales department, which makes sure that everything is in perfect condition to absolutely guarantee the level of satisfaction our customers deserve.

31.3.2022



in winter, greater heat retention
outdoor
SIDE TREATED
indoor
Side
20°C

Less overheating in summer
outdoor
indoor
Side
SIDE TREATED