


Residencial Benlliure

Parque Central

BUILDING SPECIFICATIONS

01 EXTERIOR

01.1 RESIDENTIAL COMPLEX AND COMMUNAL AREAS

- Communal swimming pool.
- Sun deck beside the pool.
- Fully furnished community room.
- Fully equipped gym.
- Entrance hall, hallways and staircases decorated according to plan.
- Low energy lighting in entrances, interior roads and gardens.
- Smart mailboxes for package delivery. 



SWIMMING POOL



SUN DECK



COMMUNITY ROOM



GYM



SMART MAILBOXES



These building specifications are provisional and subject to change, without compromising quality, due to licence requirements or at the project management team's discretion.

01 EXTERIOR

01.2 FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations with footings and walls.
- Reinforced concrete and metal structure in floors.

01.3 FAÇADE

- Thermal and acoustic insulation in façades.
- Exterior joinery comprised of large aluminium windows with thermal break and PVC frames.
- Climalit brand (or similar) double glazing with cavity and low-emissivity glass.
- Blinds in living room and bedroom windows.



02 INTERIOR DESIGN

02.1 INTERIOR WALLS

- Adjoining homes and communal areas separated by brick lined with gypsum plasterboard.
- Home interior walls with gypsum plasterboard and thermal and acoustic insulation.

02.2 INTERIOR JOINERY

- Reinforced front door.
- Interior doors in a white finish.
- Glazed doors in living rooms.
- Compact modular wardrobes in bedrooms and hallways according to plan, in the same finish as the rest of the interior carpentry, complete with hinged doors, hanging rail and shelf for suitcases.

02.3 PAINT AND SUSPENDED CEILINGS

- Suspended ceilings in hallways, bathrooms and kitchen, with a neutral colour smooth paint finish.
- Interior walls in a neutral colour smooth paint finish.



02 DISEÑO INTERIOR

02.4 KITCHEN

- Fully furnished kitchen with spacious floor and wall units and worktop (six modules plus fridge cabinet).
- Electrical appliances: induction hob, oven and extractor hood.
- Stainless steel undermount sink.
- Splashbacks of a compact material, like the worktop. The rest of the kitchen walls in a smooth paint finish.



02.5 FLOORING AND TILING

- Leading brand stoneware, continuous wood-effect flooring throughout the apartment.
- Top-quality stoneware tiles in bathrooms.
- Stoneware tiles on terraces and rooftops.


02.6 PLUMBING AND BATHROOM FIXTURES

- White bathroom fixtures.
- Shower and bathtub laid out as indicated in plans.
- Terraces in ground and top-floor apartments with drain and cold water connection.



03 INTERIOR COMFORT

03.1 HEATING AND AIR CONDITIONING

- High-efficiency aérothermal system for domestic hot water. 
- Air conditioning system with heat pump and ducts and vents to distribute the air to bedrooms and living room.



03.2 ELECTRICITY AND TELECOMMUNICATIONS

- High level of electrification. High-end fittings. In accordance with the common telecommunications and telephony regulation: television and telephone sockets in living/dining room, kitchen and all bedrooms.
- The development will be equipped with the common infrastructure required for the subsequent installation of digital and cable TV receivers.

03.3 AIR EXTRACTION SYSTEM

- In addition, in compliance with the Spanish Technical Building Code, the homes will be equipped with an air extraction system to ensure health, hygiene and comfort in the interior and to avoid the build-up of moisture and the deterioration of the building.

03.4 VENTILATION SYSTEM

- CTE-HS3 Indoor air quality guarantee, in compliance with the Technical Building Code.
- The homes will have elements such as micro-ventilation in exterior joinery to ensure adequate ventilation, air flow from outside and foul air extraction.

03.5 ENERGY EFFICIENCY RATING



04 LIBRA SMART HOME

04.1 WHAT IS LIBRA SMART HOME?



In a world where we manage all areas of our life with a smartphone, doesn't it make sense to do the same with our home?

Libra Smart Home harnesses the smart home technology and innovation available today to interconnect devices and **manage them centrally from the comfort of your mobile**, providing greater convenience, safety and well-being in the home.

Libra Gestión de Proyectos wants you to be able to enjoy the benefits of the latest Smart Home solutions in your day-to-day life.

04.2 WHAT DOES LIBRA SMART HOME OFFER?

The development will have:

- Smart mailboxes for package delivery 24/7.
Automatic opening of gates to the development and garage by mobile phone.
- Reservation of communal facilities (gym, community room, etc.).
- Residents' Association module (meeting notices, voting, etc.).

The following modules are available for your home*:

- Remote control blinds.
- Remote control thermostat.
- Remote control lights.
- Presence detection and motion sensor.
- Door opening detector.
- Smoke and gas detector.

In addition to many more modules.



*Available for a fee



05 CUSTOMISATION OPTIONS AND QUALITY CONTROL

05.1 CUSTOMISATION OPTIONS

The development offers an array of top-quality customisation options and finishes to choose from, which are described in a separate document, and include:

FINISH OPTIONS AT NO ADDITIONAL COST

- Tile finishes available in a variety of colours.
- Choice of paint colours for walls.
- Exterior joinery available in white or wood finish.
- Flooring and tiling options in bathrooms and kitchens.
- Option of bidet in bathroom.

UPGRADES AT AN ADDITIONAL COST

- Shower screen in bathrooms.
- LED coving in corridors and hallway.
- Walk-in shower in place of bathtub.
- Integrated lighting.
- Electrical appliances.
- Wardrobe lighting.

- Towel radiators.
- Electric vehicle charging.

APARTMENT LAYOUT OPTIONS FOR A MANAGEMENT FEE

- As proposed by the architecture firm.



05.2 INSURANCE AND QUALITY CONTROLS

- Ten-year warranty policy provided by a reputable insurance company covering the structure and stability of the building, and a technical control body to supervise all stages of the works.
- Quality controls of materials and tests and checks of the facilities performed by an approved independent laboratory.
- Detailed quality control programme certifying the quality of the materials and testing of facilities by an approved independent laboratory.



*Technical Building Code



LIBRA

GESTIÓN DE PROYECTOS



SALES OFFICE

Avda. Ausiàs March, 8
46006 Valencia

For more information, call **+34 961 279 979** | **+34 639 717 768** or email us at **residencialbenlliure@libragp.com**