



Apartment
Building Specifications





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June 2019

Translation from Catalan. Only the Catalan version is contractual.



Promotora Emprivat S.L.

Andorra

June 2019

The Project

Luxury apartment development in the centre of Escaldes-Engordany.

Very central location, next to the most important avenue of shops in Andorra and the Illa Carlemany shopping centre.

Unique architecture laid out over two tall buildings facing in an optimal direction and with spectacular views.

Exclusive apartments in a modern, functional design. Large, bright apartments with high-end finishes and materials.

The development is made up of apartments with 1, 3, 4 and 5 bedrooms. All with large balconies and terraces.

There are also exclusive penthouses with rooms on two levels, spectacular glazed façades, terraces, an outdoor kitchen and all the features of a unique home.

The project includes a large, bright fitness area equipped with state-of-the-art machines.

The communal areas include security and video surveillance elements.

The project has been validated in compliance with the most stringent fire regulations.

The development will include a concierge service shared by the two lobbies of the property.

Furthermore, in line with recent demands by users of the most modern buildings, new requirements regarding internet shopping habits and the impact this has on the receipt and storage of packages received by neighbours have been taken into account.

All apartments are given the possibility of purchasing parking spaces and storage areas.

The Development Group

The property is developed by a development group with over 60 years of experience in all types of property developments, with thousands of dwellings built, along with hotels, industrial estates and healthcare centres, etc.

The group has been working permanently in the Principality of Andorra for over 20 years.

The architectural project has been drafted in collaboration with teams of top class architects from both Andorra and Spain: ENGITEC (Andorra) and RICARD MERCADÉ / AURORA FERNÁNDEZ ARQUITECTES (Barcelona).

Structure

Closures

Interior Walls

Exterior Carpentry

Interior Carpentry

Flooring

Tiling and Paintwork

Kitchen

Bathroom Fixtures and Taps

Communal Areas

Installations



**CLOT D'EMPRIVAT, ESCALDES
APARTMENT
BUILDING SPECIFICATIONS**

STRUCTURE

- Structure made of reinforced concrete columns and slabs.

FACADES

MAIN FACADES

- Facades with large balconies protected by a laminated glass balustrade mounted on a continuous extruded aluminium profile with an anodised finish.

REAR AND SIDE FACADES

- Plastered walls ready for cladding.
- Exterior tile cladding by PORCELANOSA or similar.
- Heat insulation in line with regulations.
- Cavity walls.
- Lined with PLADUR or similar plasterboard low partition wall.

INTERIOR WALLS

- PLADUR or similar 76/400 walls formed by two sheets of plasterboard with 46mm interior intermediate profiles fitted approximately every 40cm.
- Rockwool insulation.
- In wet areas (bathrooms and kitchens), inner side with special water-repellent panel.

EXTERIOR CARPENTRY

CARPENTRY

- TECHNAL or similar anodised aluminium carpentry with thermal break.
- The facades with access to balconies and terraces are comprised of:
 - large glazed facades. Hinged entryways in lounges and kitchens.
 - hinged windows, one of which is tilt and turn in bedrooms, with thermal break and hidden sash.
- The facade facing the courtyard without balconies has hinged windows, one of which is tilt and turn.

GLAZING

- Double glazing adapted to energy demands.
- Two screens to the bedrooms, one of which is opaque to completely darken the room, with an average transparency level of between 3 and 5% and excellent UV protection, motorised.
- Screens are to be installed in the lounges and kitchens with an average transparency level of between 3 and 5%, motorised and controlled by a home automation system.

INTERIOR CARPENTRY

ENTRANCE DOOR TO APARTMENTS

- 45mm thick reinforced door with metal reinforcement on both sides, anti-pry hinges, three-point security lock and wide-angle door viewer.
- Fitted with perimeter rubber seal.
- Built-in weatherstrip.
- Master key with entrance door to the lobby of the building and the storage room.

INTERIOR DOORS

- Hinged and sliding interior doors, 40mm thick, LOGGIC or similar handles, white factory-varnished.
- Fitted with perimeter rubber seal.

INTERIOR WARDROBES (IN MAIN BEDROOM ONLY)

- Modular wardrobes, size depending on apartment, interior with shelf and hanging rail (no interior layout). Hinged doors of the same quality as the apartment doors.

FLOORING

APARTMENT INTERIOR

- STARWOOD TANZANIA ALMOND 25 x 150cm model flooring by GRUPO PORCELANOSA. Factory-varnished MDF skirting.

APARTMENT EXTERIOR

- STARWOOD TANZANIA ALMOND 25 x 150cm model special outdoor flooring by GRUPO PORCELANOSA on balconies.
- Wood-effect synthetic floating flooring combined with gravel areas on communal terrace and penthouse terraces.

TILING AND PAINTWORK

- Walls and ceilings covered with plain plastic paint.

KITCHEN

- NEOLITH tiling, grouted, 60 cm above base cabinets.
- The areas without NEOLITH tiling will be covered with plastic paint.

BATHROOMS

- GRUPO PORCELANOSA or similar top quality tiling.

KITCHEN

- Open kitchens onto Lounge - Dining room.
- SIEMATIC kitchen furniture.
- NEOLITH countertop.
- Fully equipped with extractor hood, induction hob, electric oven, microwave, fridge and dishwasher by NEFF or similar.

BATHROOM FIXTURES AND TAPS

- Bathroom fixtures, taps and furniture by GRUPO PORCELANOSA or similar. All bathroom fixtures are white.

COMMUNAL AREAS

- The development has a communal area for apartment owners with a fitness area that includes sports equipment and a relaxation zone.
- Exterior terrace linked directly to the communal area.

INSTALLATIONS

HVAC

- Aérothermal energy production system with outdoor heat pump on roof and indoor hydraulic module in laundry room.
- Underfloor heating system.
- Heat - cold air conditioning installation throughout the apartment except in bathrooms, with ducts built into the false ceiling, heat and cold pump with indoor unit in bathrooms or laundry room.

PLUMBING

- Aérothermal production of hot domestic water.
- Hot and cold water installation at all indoor supply points.

ELECTRICITY

- Electrical installation in line with regulations.
- Spotlights built into false ceiling in bathrooms and laundry rooms.
- Spotlights built into false ceiling in kitchen.
- Spotlights built into false ceiling in hallways.
- Sealed outdoor lighting on balconies and terraces.
- Sealed outdoor socket on balconies and terraces.
- Provision for one electrical point per apartment in car park.

SECURITY

- Alarm and video surveillance installation in each apartment.

COMMUNICATIONS

- Telephone pre-installation with sockets in Lounge-dining room and bedrooms.
- Optical fibre installation to the entrance to the building.
- Wi-Fi pre-installation.

STORAGE ROOMS

- Concrete block walls.
- Concrete floor.
- 1 electrical point in each storage room.
- 1 light with switch in each storage room

The project management may change the specifications at any time for ones that are of the same or a higher quality.