

# Mirador de Terra Llarga Finishes Specification

*Bienvenidos a casa*

# ESPIGUL®



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In this presentation, you'll discover all the elements and details that will shape your future home. From the structure to the interior finishes, we'll guide you through everything that makes it a truly unique space.

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# Energy Efficiency

High energy-efficient and low-consumption building thanks to:

Use of aerothermal energy as a renewable source for domestic hot water production and underfloor heating.

High-performance thermal insulation, in compliance with Andorran energy regulations.



# Structure



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Structure with solid reinforced concrete slabs supported by concrete pillars in the residential areas.  
Foundation made of reinforced concrete slab.  
Retaining walls in reinforced concrete, finished with stone cladding on the exterior sections.

# Facade



Structure composed of solid reinforced concrete slabs supported by concrete pillars in the residential areas. The foundation is executed with a reinforced concrete slab. The retaining walls are also made of reinforced concrete, with an exterior finish clad in natural stone.

# Exterior Carpentry

Exterior carpentry in PVC, with 7 high-efficiency chambers, featuring a wood-effect finish on the central façades and anthracite colour in the staircase area.

Triple glazing with double laminated safety glass on both the interior and exterior sides, offering high energy performance and complying with Andorran energy regulations.

Opening systems include outward-opening, tilt-and-turn, or tilt-and-slide mechanisms depending on the area.

Aluminium slatted shutters, injected with polyurethane and motorized in the bedrooms.

Shutter boxes of the "Cajaislant" type or similar, with external access panel.

In the living-dining/kitchen areas, a pre-installation for curtain tracks is provided in the false ceiling, with an electrical outlet for the installation of motorized slatted curtains.



# Entrance and Stairwell Core

## ENTRANCE HALL

Flooring: Non-slip porcelain tiles in anthracite grey.  
Decorative finishes: Stainless steel mailboxes and video intercom system.

Wall cladding: Combination of melamine panels with wood-slat finish, floor-to-ceiling mirrors, and painted surfaces.

Ceiling: False ceiling in plasterboard with recessed spotlights.  
Doors: Anthracite-coloured aluminium doors with safety glass, stainless steel handles, and electric lock.

## STAIRCASE

Flooring: Oak-effect wood-look stoneware tiles with stair nosing and white skirting boards.

Walls: Smooth plastered finish painted in off-white plastic paint.

Ceiling: False ceiling painted in off-white with integrated lighting.

Other finishes: Interior railings in steel with vertical balusters.



# Entrance and Stairwell Core



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## ELEVATOR

One electric elevator unit with integrated low-consumption machinery and steel doors.  
Interior finishes include stoneware flooring matching the staircase landings, wood-laminate wall panels, interior mirror, and handrails in compliance with accessibility regulations.

## EXTERIOR PORCH

Flooring: Flamed grey granite tiles.  
Decorative finishes: Planter between building blocks, planted with shrubs.

# Garage

Non-slip anthracite grey porcelain flooring with drain for snow water collection.

Concrete or concrete block walls, finish: painted in two colours with smooth plastic paint.

Natural ventilation of the garage through upper and lower grilles.

Access door: roll-up door with galvanized steel slat panels injected with polyurethane, anthracite grey colour.

Provision of ducts for a future installation of electric vehicle charging points.

Lighting by watertight light strips activated by motion sensors.



# Finishes

## INTERIOR PARTITIONS

INTERIOR LAYOUT of the dwellings with plasterboard partitions consisting of two boards on each side, metal framework, and rock wool insulation inside.

SEPARATION BETWEEN DWELLINGS by means of a central brick wall with metal framework and rock wool insulation inside, finished with two plasterboards plus acoustic reinforcement using a high-density soundproofing membrane.

## INTERIOR CARPENTRY

Interior doors finished in wood tone, with matte black straight minimalist handles and concealed fittings.

Built-in wardrobes finished in wood tone with vertical integrated handles on the doors.

Equipped with drawers, hanging rails, and shelves according to dimensions.

Sliding doors concealed within the wall, with guide rail and cassette system.



## FLOORING

Oak-effect wood-look stoneware flooring in planks, white lacquered skirting board.  
Outdoor garden areas with paved zone made of stoneware pieces laid on a gravel bed, separated from each other.

## WALL CLADDING

Smooth white plastic paint on vertical surfaces.  
Bathrooms with walls tiled in marble-effect porcelain tile in grey cream colour.  
Corners with hidden brushed aluminium trim.  
Utility rooms: walls tiled with white "metro" porcelain tile up to half height and paint on the remaining surface.

## KITCHEN

Wall finish between upper and lower cabinets with Neolith white marble-effect panel, remaining walls painted.

## CEILINGS

False ceiling throughout the dwelling made of plasterboard supported by metal framework.  
Painted finish in white with smooth plastic paint in two coats.  
Electrical installation with recessed spotlights and integrated LED strips.

## HEATING

Individual aerothermal system by Vaillant using a heat pump for air conditioning and domestic hot water production. With exterior unit located on the rear façade and compact interior unit with hot water tank installed in the utility room.  
Provision for fireplace installation.  
Temperature control with digital thermostats in each room.  
Electric towel rails in bathrooms.



### PLUMBING

Cold and hot water installation with multilayer polyethylene pipes routed through the false ceiling with collectors.

Domestic hot water production through an individual arothermal unit with integrated water heater.

### KITCHEN

Undermount stainless steel sink.

Black-finish faucet.

Provision for water inlet and drain for the dishwasher.

### UTILITY ROOM

Water inlet for washing machine and drain for washing machine and dryer.

### BATHROOMS

Roca brand compact toilets.

Roca brand vanity units in wood finish.

Roca brand extra-flat shower trays with Roca glass screens.

Roca thermostatic shower columns with overhead rain shower and hand shower.

Roca brand bathroom accessories.



## BATHROOMS

Compact toilets by Roca.  
Roca vanity units in wood finish.

Roca extra-flat shower trays with Roca glass screens.

Roca thermostatic shower columns with overhead rain shower and hand shower.

Roca brand bathroom accessories.

## ELECTRICITY AND TELECOMMUNICATIONS

Recessed lighting fixtures in the ceilings of corridors, utility rooms, bathrooms, and kitchens.

Interior fittings in white or of a similar aesthetic.

Television: TV and satellite sockets in all bedrooms and living rooms.

Fibre optic connection up to the entrances of the dwellings, with internal distribution through RJ45 outlets in living rooms and all bedrooms.

Video intercom system with colour monitor.  
Recessed LED lighting in ceilings by Simon, including downlights and LED strips.





#### KITCHEN EQUIPMENT

Kitchen furniture with laminated wood-finish doors.  
Integrated handles with upper finger-pull design, drawers with ABS finish.  
Countertops and backsplash made of reconstituted white marble.  
Central islands with lateral return in Neolith, matching the countertops.  
Recirculating extractor hood with activated carbon filter.



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The construction company reserves the right to make any modifications it deems appropriate, whether due to market demands or any other circumstances, replacing materials or finishes with others of similar or superior quality.

The photographs shown are not contractual; they are merely illustrative, intended to accompany the text and show how some of the finishes in these homes may appear. The text of this specification takes precedence over the images, as some of the finishes shown may entail an additional cost for materials and installation, which will be quoted separately.