

Bellamar Promotion Finishes Specification

Bienvenidos a casa

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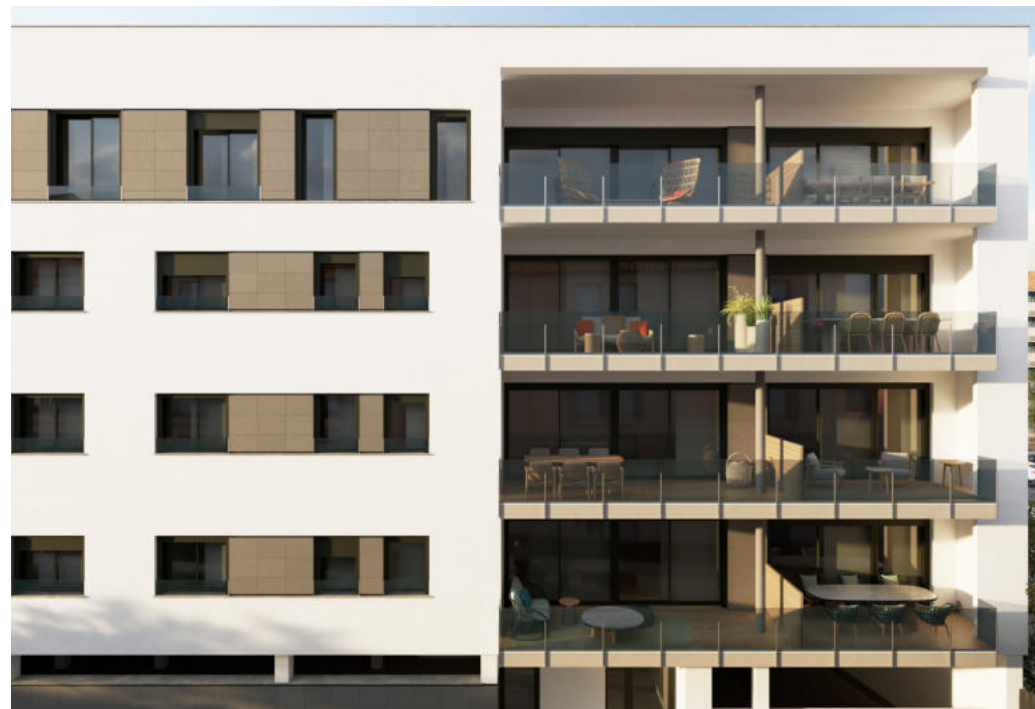
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In this presentation, you'll discover all the elements and details that will shape your future home. From the structure to the interior finishes, we'll guide you through everything that makes it a truly unique space.

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Structure

Horizontal structure composed of waffle slabs, plastered and/or rendered.
Vertical structure made up of reinforced concrete pillars, plastered and/or rendered.
Stair slabs in reinforced concrete, plastered and/or rendered.
Basement walls of 30 cm thick formwork concrete, left exposed and/or painted.
Waterproofing with asphalt membrane and perimeter drainage system at the base.



General Facade



Exterior wall made of ceramic brick, with a plastered and painted finish.
 Interior lining with plasterboard partition and thermal insulation.
 Roller shutter boxes made of ceramic material with interior insulation.
 Façade equipped with acoustic protection on Avenida Catalunya.

Partitions

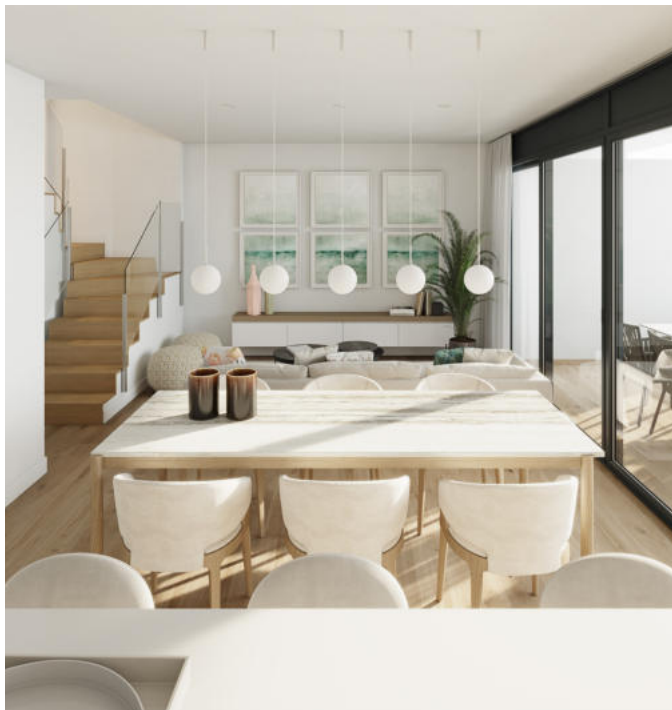


Partition walls made of plasterboard.

Moisture-resistant false ceiling in all bathrooms and kitchens.

False ceiling throughout the entire dwelling.

Interior / Exterior Carpentry



Smooth wooden doors lacquered in white.
Entrance door with three-point locking system.
Laundry cabinet with swing door and stainless steel handle.
French windows and windows in PVC or aluminium, with low-emissivity glazing and thermal break.
Insulated roller shutter guides.
Motorized shutters in bedrooms and living-dining room, with slats containing thermal insulation cores.
Protective railing installed on the windows.



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Kitchen



Kitchens made of wood (matte white melamine) with cabinets and drawers featuring gola-type handles.

Countertop in artificial stone (SILESTONE), Blanco Norte model, 2 cm thick, with matching side panel.

Appliances by SIEMENS or similar: three-zone induction hob, microwave, built-in oven, and decorative hood.

Undermount sink, 55 cm wide, with single-lever faucet by Grohe or similar.



Baths

Wall-mounted washbasin in the bathroom compliant with accessibility regulations.
 The other bathroom includes a 60 cm vanity unit.
 Single-lever faucet by Grohe or similar.
 Vanity unit with mirror below the washbasin.
 Sanitaryware by Roca or similar.
 White shower tray, flush with the bathroom floor.
 Bathtub by Roca or similar.
 Porcelain stoneware wall cladding, from floor to ceiling.
 Wall-hung toilet in duplex bathrooms.
 Thermostatic shower column in duplex bathrooms.

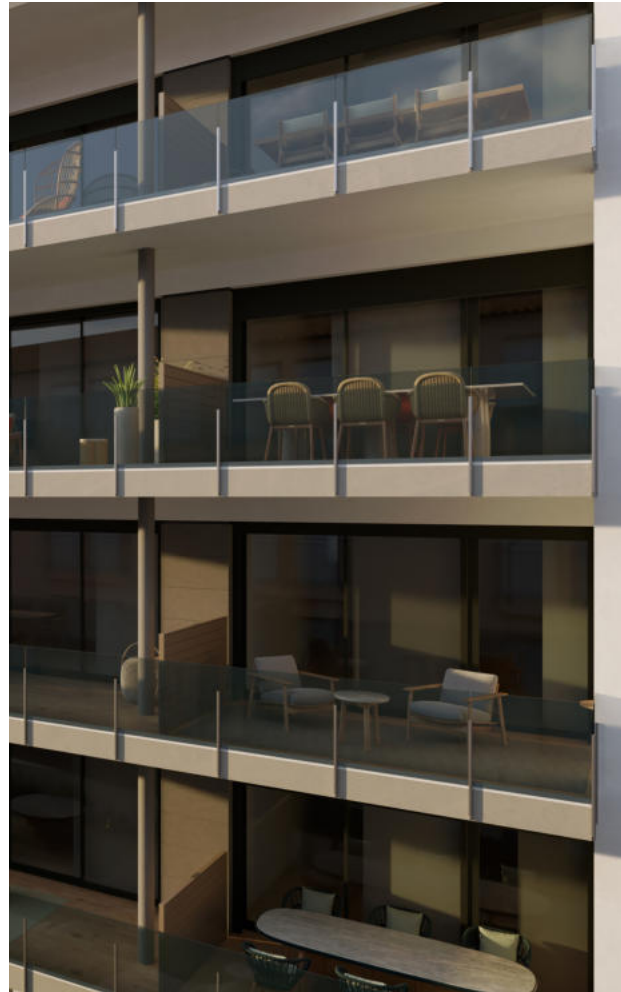


Climate Control

Programmable smart thermostat.
Air conditioning (Mitsubishi or similar) and ducted heat pump system.
Split units installed on duplex floors.
Domestic hot water produced by an aerothermal heat pump.
Pre-installation of a socket for electric towel rail.
Photovoltaic panels serving the communal areas.



Flooring



High-density acoustic membrane between dwellings with an upper leveling layer.
Interior floors finished in porcelain stoneware.
Balconies and terraces with non-slip porcelain stoneware flooring.

Roofs



Pitched roof finished with tiles.
 High-density polystyrene insulation, 16 cm thick, installed over a double asphalt membrane with 2% slopes.
 Galvanized steel flashings, 1.5 mm thick, with four folds and a 55 cm development, forming the rainwater collection channel.
 Chimney caps in lacquered aluminium.

Garage

Garage ramp and pedestrian access to the dwellings made of concrete.
Motorized tilting aluminium garage door.
Trowelled concrete floor.
Garage ceiling finished with plaster.

Common Areas



Communal swimming pool.
Motion sensors in the staircase and entrance areas, with LED lighting.
Walls plastered and painted, and false ceiling made of plasterboard panels.

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

The photographs shown are not contractual; their purpose is purely illustrative, to accompany the text and show possible finishes of these homes. The written specifications in this report shall prevail over the images, as some of the finishes shown may involve an additional cost for materials and installation, which will be quoted separately.