

Can Franch, Torin 3 Technical Specifications

Bienvenidos a casa

ESPIGUL®

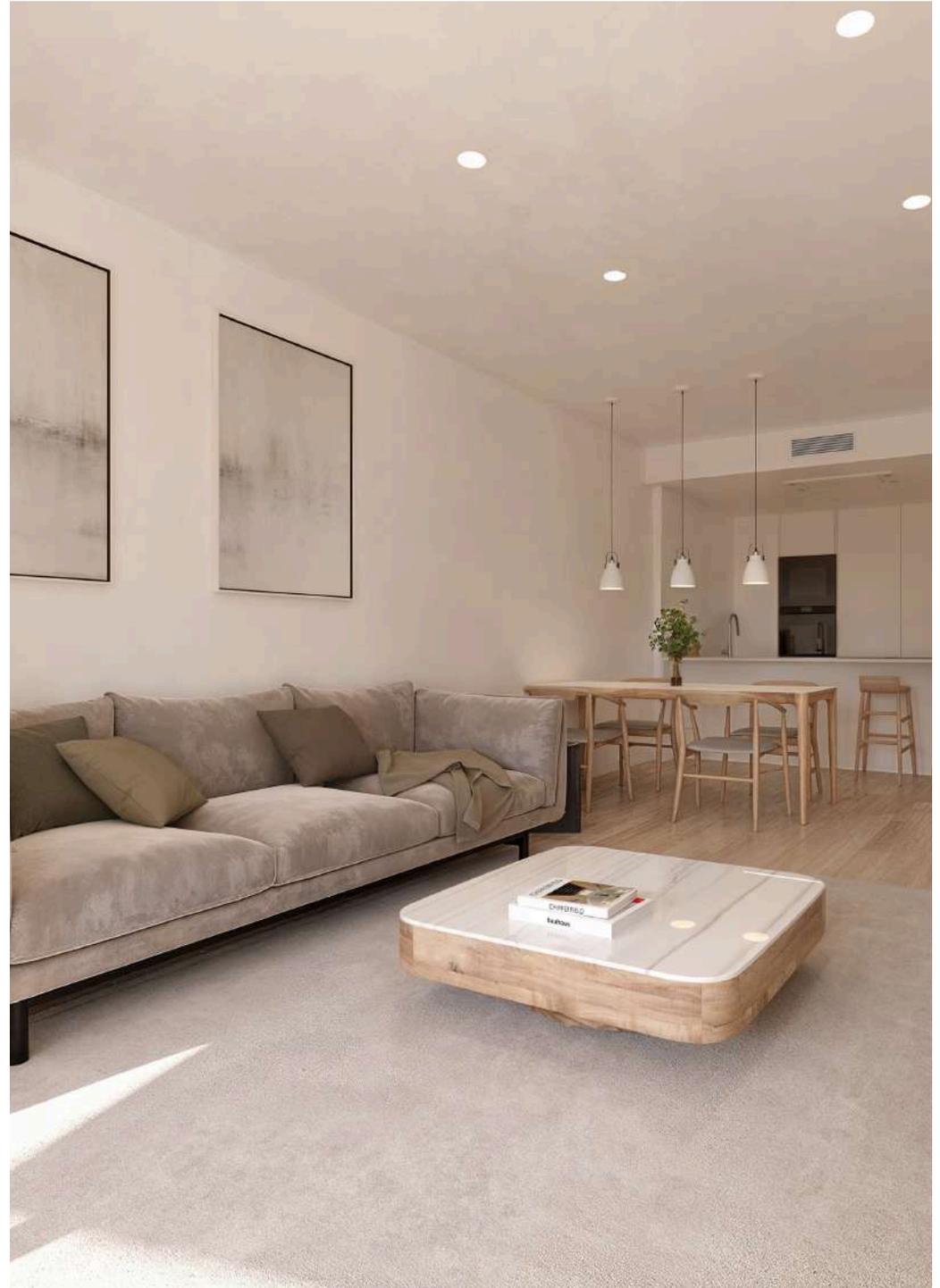


Table of Contents

In this presentation you will see the different contents and elements of your next home. We will explain from the structure to the interior finishes.

- ⁰¹ Flooring
- ⁰² Kitchen
- ⁰³ Bathrooms
- ⁰⁴ Closing and carpentry
- ⁰⁵ Walls and ceilings
- ⁰⁶ Ventilation
- ⁰⁷ Heating and A/C
- ⁰⁸ Installations
- ⁰⁹ Facade
- ¹⁰ Community areas
- ¹¹ Sustainability

Flooring

High-quality porcelain with "natural wood parquet" type finish. The floor will be the same for all interior areas and in non-slip format for the balcony area.



Kitchen

Matte white kitchen cabinetry with soft-close doors and drawers.

Kitchen counter with a Silestone or similar quartz countertop.

Integrated 50cm wide stainless steel single-basin sink, installed under the countertop.

Single-lever faucet.

Siemens or similar brand appliances: Induction hob (model EU63KJB5E iQ 100 or similar), microwave (model BF525LMB1 or similar), oven (model HB514AER4 iQ300 or similar), and decorative extractor hood (model FRECAN or similar).



Baths



Tiles – A selection of high-quality ceramic tile combinations, yet to be determined, will be available.

Shower trays – Ultra-thin, flush-mounted shower trays will be installed in both the master bathroom and the main bathroom.

Furniture – The bathroom that complies with accessibility regulations will have a ceramic sink; the second bathroom will have a white vanity unit with two drawers and an integrated sink.

Closing and carpentry

Lacquered aluminum windows with thermal break and double glazing.

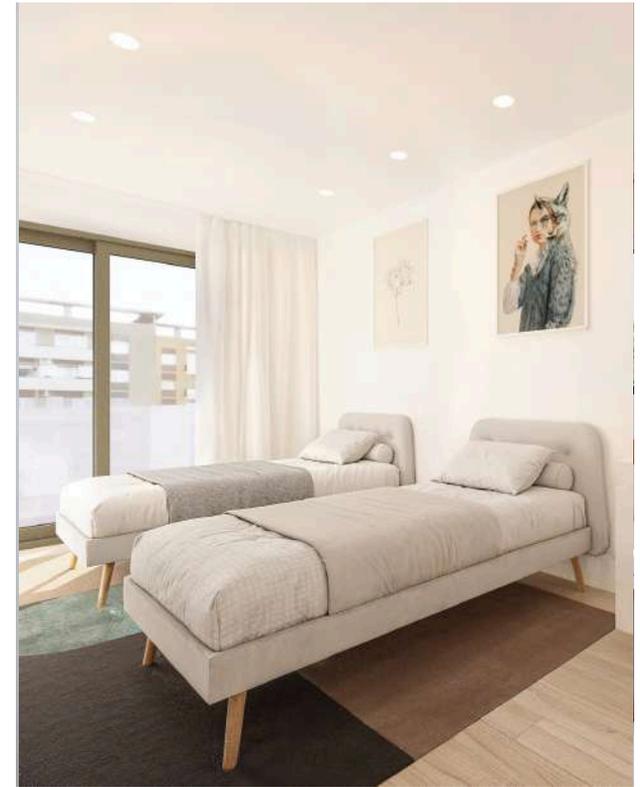
Interior doors and trim in white lacquer.

Chrome handles.

Wardrobe with white lacquered doors to enclose the laundry area.

1 Built-in wardrobe in the master bedroom with a top shelf, hanging rail, and drawers, lined internally with melamine with a textile finish. Metal handles.

The option to have additional bedroom wardrobes made is available at a separate price.



Walls and ceilings

Plasterboard ceilings in hallways, bathrooms, and kitchens.

Walls and ceilings plastered to a smooth finish and painted with two coats of white, smooth plastic paint.



Ventilation

Centralized extraction and renewal system with individual mechanical ventilation that ensures global and permanent ventilation of the air throughout the entire dwelling, with individual ducting on the roof and with low-profile, low-noise motors.



Heating and A/C

High-efficiency air source heat pump for domestic hot water production.

Digital thermostat for temperature control.

Underfloor heating.

Air conditioning – Ducted air conditioning system installed in the suspended ceiling.



Installations

[1] **Electrical Installation.** Electrical network installation according to current regulations. Sockets and switches of Simon brand or similar, white. Television/FM and telephone outlets according to current telecommunications regulations. Communal antennas for TV/FM signal reception and satellite TV reception located on the roof.

[2] **Communications Network** Installation. Installation of communications network points (2 in the living/dining room, 2 in the master bedroom, and 1 in each of the other bedrooms). Installation of a hub in the telecommunications cabinet to centralize and connect the entire internal network of the house.

[3] **Water Installation.** Installation of an internal distribution network of pipes for hot and cold water according to current regulations. Shut-off taps in each bathroom. Domestic hot water production by aerothermal system with individual storage tank.



Facade

The front and rear facades will be finished with water-repellent mortar, scraped and painted off-white.

The railings on the front facade will be masonry, except on the top floor where they will be made of glass.
The railings on the rear facades will be made of glass, using certified systems and in accordance with current regulations.



Community areas

Area for separating and recycling waste outside the building.

Parking with mechanical ventilation, complying with fire safety regulations regarding ventilation and fire protection.

Communal staircase with tiled floors.

Sustainability

Energy-efficient electric elevator, accessible for people with disabilities, without a machine room.

Staircase lighting with energy-efficient LED bulbs and occupancy sensors to promote energy savings.

Photovoltaic panels for generating electricity for the building's communal facilities.



ESPIGUL®

ESPIGUL.COM

HOLA@ESPIGUL.COM

972 220 110

*The construction company reserves the right to make any modifications it deems necessary, whether due to market demands or any other circumstance, substituting the qualities or finishes with similar or superior alternatives.

*The photographs shown are not contractually binding; they are simply for the purpose of accompanying the text and visualizing how some of the finishes look on these houses. The text of this document takes precedence over the images, as some of the finishes shown may involve an additional cost for materials and installation, which would be quoted separately.