



COMMON AREAS OF THE BUILDING

FOUNDATION

Reinforced concrete footing and pile perimeter wall of piles according to a geotechnical study.

STRUCTURE

Reinforced concrete support over riprap. Reinforced concrete pillars structure, prestressed beams, prestressed flagstones and unidirectional prestressed frameworks. Pillars within the perimeter with clear floors (18 meters of light)

ENCLOSURE

Curtain wall in the front leading to the street, double skin with perforated aluminum trays, atrium of glass and skylight located in the entrance hall of the building.

COVER

Flat inverted cover finished with chippings, with passage of prefabricated paving stone and installations support. On the ground floor, there is a garden roof, mixed areas for pedestrian use and also a parking.

PARTIONING

Core partition wall and separation between office modules of ½ foot of perforated brick and lined with plasterboards. Interior division of the toilets with ½ foot of perforated brick.

INTERIOR CARPENTRY

Solid doors with fiberboard with basis of agglomerate covered with lamination of lacquer finish. Stonework with culmination and flashing of the same material. Iron parts and handles of stainless steel.

LOCKSMITH

Unique elements of anodizing aluminum, galvanized steel and with enamel and lacquered aluminum.

INTERIOR FINISH

- Pavements:

Garage: Concrete support with quartz hardening agents and finished with gray colored anti-dust.

Basement: Cores with porcelain stoneware and the plant room with faux marble tiles.

Lobbies: Natural stone as for example quartz rock, vertical covering with natural stone cladding is used in the floors where the offices are located.

Stairs: Steps and baseboards of natural stone as for example quartz rock.

Modules of the business services: raised insulated floor of 60 x 60 of galvanized steel sheets, false ceilings with metallic tray.

Bathrooms: floor tile of porcelain stoneware, floor of natural stone as for example quartz rock, worktop of natural stone.

- Coatings:

Garage: Paint over concrete in walls and over rendering coat in cores. Concrete ceilings.

Lobbies: with natural stone cladding. False ceiling with removable sections of lacquered aluminum. False ceiling: Painted plasterboards according to the perimeter.

Modules of the business services: paint over plasterboard partition, metallic lacquered and micro-perforated false ceiling of 120 x 30 with a lacquered finish.

Toilets: vertically disposed tiles of porcelain stoneware. False ceiling of painted plasterboards.

Stairs: covered with plasterboard and plain paint used in vertical elements as well as in the ceiling.



HALL RECEPTION OF THE BUILDING

Counter desk in the reception over ceramic wall, covered with natural stone or glass and finished with a 30 mm thick natural stone.

INSTALLATIONS

- Independent piping system.
PVC drain and waste pipes Horizontal piping system with underground hanged PVC collectors. Prefabricated and registered manholes and water wells.
Drain located in the garage and in the plant room.
Independent grease separator manhole.
- Plumbing system.
Independent connection, general meter.
Pressure group.
Production of warm water with photovoltaic modules.
- Electrical network.
Outside located distribution transformer with independent access to the supply company.
Residential distribution transformer for the medium voltage connection for common areas.
Electricity generation with photovoltaic panels.
General charge board and secondary boards according to the legislation currently in force.
Circuits regarding lightning, emergency, power, fire, phone and security as well as assigned to the running of the air conditioning equipment.
Electrical generator.
Polyester watertight lamps located the basements. Downlight illumination in the common areas. In the office screens of 120 cm x 10 cm with fluorescents, natural light sensors in the circuits next to the front in order to achieve an ideal efficient energy use.
- HVAC system:
VRV heat pump system. Air handler located in the cover in order to ventilate the building and distribute the handled air.

Galvanized sheet pipe.

Linear diffusers.

Vacuum fan system in the toilets thanks to independent pipes.

- Artificial ventilation system:
Artificial ventilation pipes and garage extractors.
Carbon monoxide detection in the garage.
Sheets and grille pipes.
- Closed-circuit television and access control system.

Building access control thanks to the turnstiles located in the principal access. The access is also controlled by a magnetic stripe card in the secondary entrances (garage and elevators placed in the basements).