

Oak35

Comfort

- Double exterior walls with thermal brick and 6 cm thick XPS thermal insulation system.
- Minimalist anodized aluminum frames by Sosoares with thermal break.
- Heat pumps for hot sanitary water.
- Apartments with energy rating A/A+.
- Centralized electric blinds in the bedrooms.
- High-security entrance doors for apartments by Dierre.
- Switch Otis Gen2 elevator powered by solar panels.
- Daikin air conditioning embedded in ducts throughout the apartment.
- Electric underfloor heating throughout the apartment with remote control.
- Electric garage door.
- Smart home system by Hager with remote control for the entire apartment.
- Tempered laminated glass balcony railings.
- Garage spaces equipped with charging points for electric vehicles.
- Private storage in the basement.
- Heated swimming pool water via heat pump.
- Outdoor area for physical exercise.

Structural Elements

- Foundations with footings and reinforced concrete retaining walls with water-repellent additives.
- Partition walls between apartments with double layers of brick and intermediate air cavity with thermal and acoustic insulation in rock wool.
- All concrete slabs with thermal and acoustic insulation.
- Roof slab in concrete with 8 cm thermal insulation, coated with asphalt mesh.

Interiors

- High-density ceramic flooring by Marazzi, in 120x60 panels, smoothed with rectified joints, reference *Carácter Mix Gris Natural Floor Tile*.
- False ceilings made of plasterboard panels painted with antifungal plastic paint and embedded lighting by Arkoslight or equivalent.
- Open-plan kitchen integrated with the living room, featuring a Silestone/Dekton countertop.
- Lacquered kitchen cabinets lined with natural wood panels.
- Siemens/Bosch appliances and Bora induction cooktop.
- Shower walls finished with *New Terracotta* ceramic tiles.
- Fantini faucets, Duravit sanitary ware, and Foursteel electric towel rails.
- Shower cabins with tempered glass doors.
- Bathroom furniture by Querkus or equivalent, with Silestone countertops and sinks.
- Closets by Sangiacomo or equivalent.

