



PUNTANEGRA

Materials,  
finishes  
and  
specifications.





## Foundation and structure

The foundation and floors will be constructed according to the recommendations of the Geotechnical Study and the specifications of the technical projects, using concrete with suitable strength and characteristics according to the Technical Code and current regulations, and appropriate cement based on the aggressiveness of the terrain, along with steel as per calculation.

## Facade and divisions

Exterior enclosures made with 24 cm thick thermoclay blocks, ECOred®, ceramic blocks tailored to the needs of nearly zero-energy buildings (NZEB), double the thermal resistance, their thermal inertia promotes natural climate control, and provide superior sound insulation of over 54 dBA. The interior is lined with 7 cm ceramic bricks and a 3 cm EPS insulation chamber, Neotermic Expanded Polystyrene with low conductivity machining (Graphite).

In this way, we achieve 40 cm thick enclosures that provide the building with a high level of thermal and acoustic insulation, resulting in increased comfort in the homes.

The façade will be coated with synthetic resin mortar, with walls of natural stone laid with dry joints using local quarry stone.

All interior partitions of the house will be made with 12 cm thick acoustic ceramic bricks, finished with master-plastered gypsum



## Exterior Carpentry

Aluminum carpentry with thermal break, ALUGOM brand, Matra 135 series for lift-and-slide windoes in the living room, series 110 for sliding windows, and ALG 55 for the rest.

Double glazing with intermediate dehydrated chamber, such as Climalit, significantly reduces temperature exchange, promoting good interior comfort and energy savings.

The exterior leaf will consist of laminated safety glass 4+4 with low emissivity solar control + 16 mm air gap + 3+3.

A compact roller shutter system in matching color with the windows, made of thermal aluminum, will be installed in the bedrooms, motorized.

## Interior Carpentry

The main entrance door is armored, reinforced with two steel sheets and an anti-shock lock for maximum security.

The entrance doors will be solid DMF doors, 40 mm thick, lacquered in white. They will have a floor-to-ceiling height, hidden hinge and TUPAI steel handles available in chrome or black finishes.

The closet doors will be smooth and finished in white lacquer, matching the interior doors of the home. The interior of the cabinets will be equipped with a storage shelf, hanging bar, drawer unit and lined with melamine of the selected color and texture.

The master bedroom dressing room will be delivered with drawers, shelves and a carefully designed distribution for optimal use.



# Cladding

Large format porcelain stoneware flooring (90 x 90 cm), LIVING CERAMICS Bera&Beren series. In bathrooms, porcelain tiling in the same shades as the floors. For outdoor areas, it is non-slip.

TARIMATEC synthetic wood cladding for decorative parts of the facades.

The developer will have a showroom at a materials distributor where the client can visit and choose from a wide range of options at no cost.

False ceiling made of plasterboard throughout the house, smooth paint finish with the option to choose from various shades.



Web

**Living**ceramics

Catalogue





# Kitchen

The ceremony of preparing the food, sharing long talks with family or friends, a space full of life, without a doubt, the soul of the home.

For this reason, we have entrusted its design to the team of interior designers at PEPE CABRERA HOMES and its iconic brand Poliform®.

With personalized attention and various customization options.

The Italian firm Poliform® is synonymous with functional kitchens, designed for maximum operational efficiency, which makes them an innovative and exclusive alternative in which everything is within reach. All Poliform® kitchens are manufactured in Italy to guarantee strict quality control in each of its production phases: from the selection of materials to the attention to the smallest detail; everything, in the search for reliability, safety and durability.

Alea Pro, the reinterpretation of the historic and consolidated Alea model, is characterized by greater expressiveness. The linear design of the original set has been reinterpreted through a redefinition of the details, in particular the opening slots, enhanced by a contour that accentuates the vertical and horizontal lines.

[Web](#)

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[Dossier](#)

## Poliform







# Home Appliances



For Gaggenau, a kitchen is not a quiet room full of appliances. It's an attitude. Family, warmth, food, belonging, status... for each person it represents something different.

The difference of the Gaggenau brand transcends the device itself. We are not exaggerating when we mention the importance of the tactile experience. The quality of components, configuration and design of products is best understood when the user perceives it for himself.

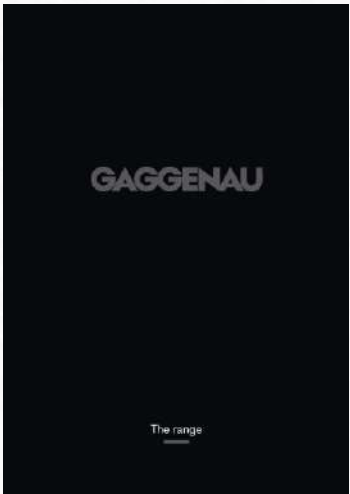
**«We do things in a certain way, not to impress or to differentiate ourselves, but because it is necessary to achieve perfection»**

Sven Baacke, Gaggenau Design Director

Web



Catalogue



Dossier







## Bathrooms

Wooden bathroom furniture with several options.

Double sink in main bathroom, Living Ceramics model L28. This model defines the essence of Living through the elegance reflected in its simple and uniform lines. The balance in its shape gives it a minimalist and balanced.

Wall taps and thermostatic shower column.

Flat resin and porcelain shower tray in Master Bedroom.

DURAVIT D-NEo Rimless suspended toilet with soft-closing lid, intimate cock and bidet optional.

Fixed shower screen, niche with LED lights and backlit mirrors in Master Bedroom.







# Comfort and Installations

Air conditioning system with ducted heat pump using high-energy efficiency equipment. It is a dual system with two machines, one for the daytime area and another for the nighttime area, in order to maximize energy savings.

PANASONIC machines with NANO-eX technology that emit free radicals to neutralize viruses and bacteria, clean, and deodorize.

Hydraulic underfloor heating, with aerothermal machine and connected to solar panels. Hot water supply through a 200 liter aerothermal system and Water softener

Airzone system for underfloor heating and air conditioning. Independent temperature routes in each bedroom.

TV outlets in all bedrooms, telephone outlets, and LAN network switches in all rooms.

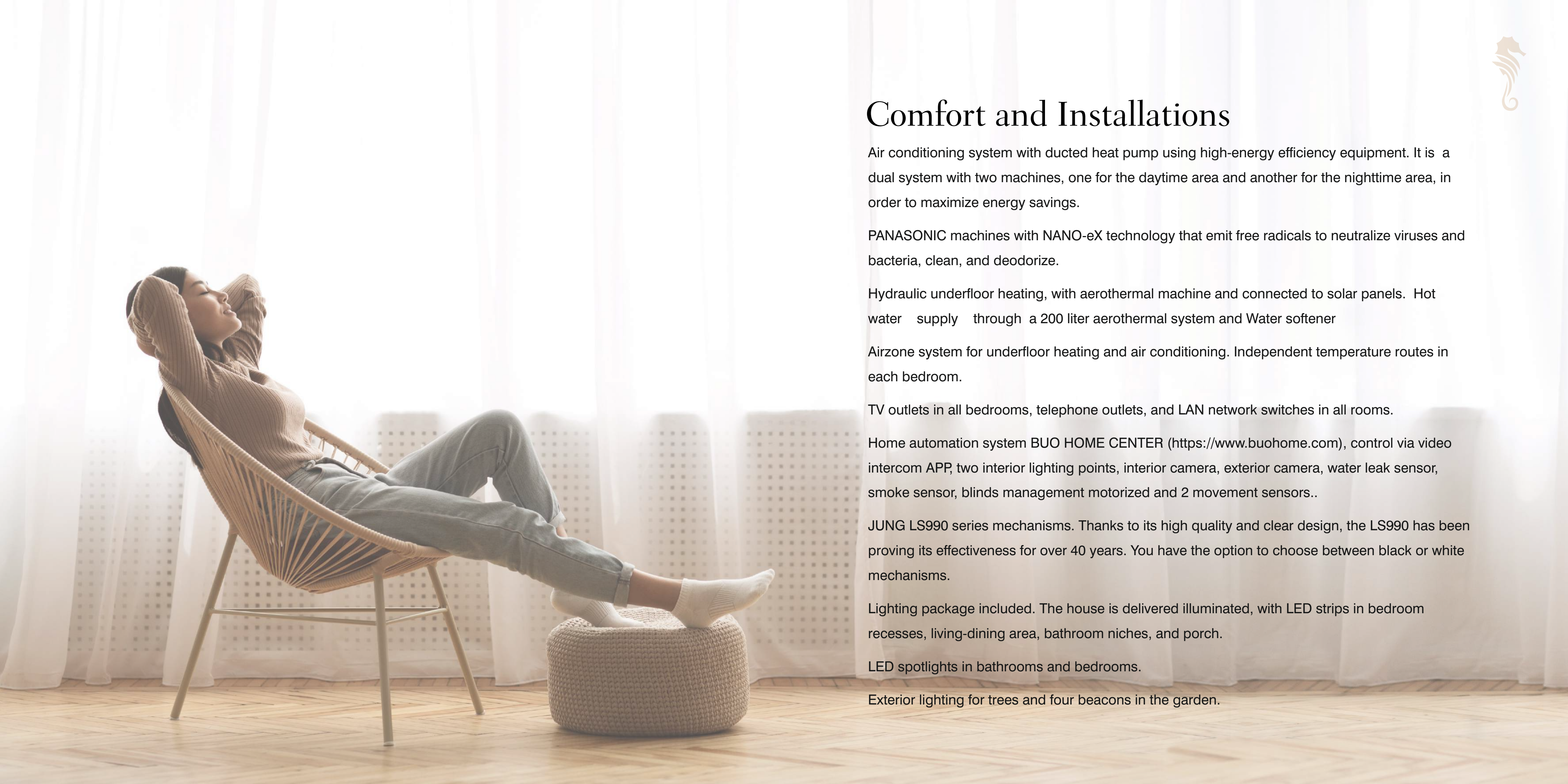
Home automation system BUO HOME CENTER (<https://www.buohome.com>), control via video intercom APP, two interior lighting points, interior camera, exterior camera, water leak sensor, smoke sensor, blinds management motorized and 2 movement sensors..

JUNG LS990 series mechanisms. Thanks to its high quality and clear design, the LS990 has been proving its effectiveness for over 40 years. You have the option to choose between black or white mechanisms.

Lighting package included. The house is delivered illuminated, with LED strips in bedroom recesses, living-dining area, bathroom niches, and porch.

LED spotlights in bathrooms and bedrooms.

Exterior lighting for trees and four beacons in the garden.







# Efficiency and sustainability

Electric car charger.

Hydraulic underfloor heating and athermal hot water.

Solar panels with a power of 7.5 kW.

Airzone system that minimizes energy consumption.

Glass with high insulation and solar control.

LED lighting and high efficiency insulation systems on walls and roofs.

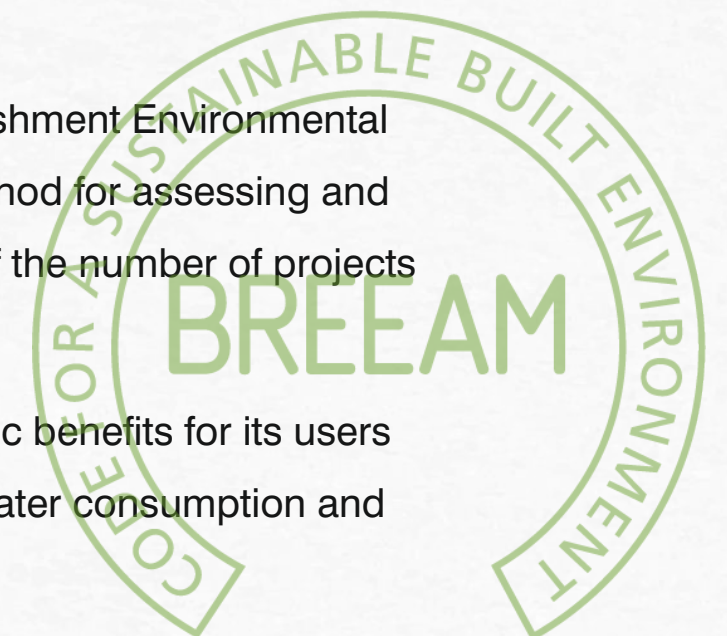
The sustainable construction is the first step in reducing environmental impact, improving people's quality of life, and maximizing energy efficiency.

We build sustainable homes with the objective of reducing the impact on the environment, both during the construction process and in future use, using as much as possible recycled or reusable materials.

In the construction, we minimise the use of transport to highly reduce the carbon footprint and by investing in renewable energies to reduce CO2 emissions.

PUNTANEGRA will have the BREEAM® (Building Research Establishment Environmental Assessment Methodology), it is the most technically advanced method for assessing and certifying sustainability in buildings and the world leader in terms of the number of projects certified since its creation in 1990.

A building with the BREEAM® certificate means important economic benefits for its users (between 50-70% lower energetic consumption, up to 40% lower water consumption and reduction of operating and maintenance costs between 7-8%)







# Outdoors & amenities

Swimming pool measuring 10 x 3.5 meter, fully finished, with splash zone, salt chlorination filtration system, RGB lights and and hot water pre-installation.

Outdoor area with grass, three centuries-old olive trees with lighting and a garden of native Mediterranean pines.

The plot is completely fenced and has a separate gate for pedestrians and a gate for motorized vehicles.

Vehicle access is automated through HOMYHUB®, the access opens when you approach, and you can also open it remotely or have SIRI® open it for you.

Secure installation with private cameras.

Individual package mailbox.

SAXUM bioclimatic pergola in outdoor spaces, with perimeter LED light and integrated Bluetooth speaker.

The P-190 is a pergola with a careful design of modern lines. A robust aluminum structure with adjustable slats.

It presents infinite modulation possibilities and, together with the high quality of its materials, makes it the ideal solar protection solution to adapt and enrich all the architectural styles where it is installed.

Novara outdoor kitchen.

Novara has directed its technological potential towards people who know how to stand out and choose the best product for a status home, thanks to our unique Q-XTREM® technology, which combines a fully customizable design with exclusive and luxurious aesthetics, together with maximum nautical resistance.

Model N1 4 doors island system, 240 cm, black gas barbecue, undertop black silgranit sink and pull-out .nfi ttam kcalb tecuaf llets sselniats

For homes 1 to 8, including solarium with jacuzzi

Catalogue



novara  
outdoor kitchens



# viviére

C A S A S

**BREEAM®**  
ENERGETIC CERTIFICATION

**saxun'**  
BIOCLIMATIC PERGOLAS

**Living**  
CLADDINGS

**ceramics**

**novara**  
OUTDOOR KITCHENS

**Poliform**  
KITCHENS

**GAGGENAU**  
HOME APPLIANCES

**pepe**  
INTERIOR DESIGN

**cabrera**  
homes

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