MAGNA by ABU

Quality specifications

FOUNDATIONS AND STRUCTURE

The building structure and foundations will be constructed in reinforced concrete in compliance with current regulations and the Spanish Technical Building Code (CTE).
An independent body will also carry out quality control inspections of the structure.
The necessary thermal and acoustic insulation systems will be installed above or below the floor slabs to guarantee the building's energy efficiency and comfort.

ROOFING

The building is designed with flat and inverted roofs, accessible only for maintenance and servicing purposes, except for private terraces intended for use. All roofs will be properly waterproofed and insulated.

FAÇADE

The building façade will be constructed using a carefully selected range of materials and finishes to ensure durability, energy efficiency and harmonious integration with its surroundings. Its design is intended to provide a contemporary, functional appearance consistent with the overall architectural concept of the development.

EXTERNAL JOINERY

The properties will feature contemporary design, high-performance external joinery in aluminium with thermal break technology or top-quality PVC, in accordance with the project specifications.
Double glazing with an intermediate air chamber will be installed to optimise interior comfort.
Depending on their location, windows will feature tilt-and-turn, casement or sliding openings.
Motorised blinds will also be installed throughout the property.

Quality control of materials will be carried out in accordance with current regulations, jointly with a ten-year structural insurance policy for the building.
The aforementioned specifications may be modified at the discretion of the Project Management Team during the construction process, being any changes duly documented.

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WALL FINISHES AND SUSPENDED CEILINGS

Ceilings within the properties will be finished with smooth white emulsion paint, except in wet areas and service installation zones where continuous suspended plasterboard ceilings will be installed (some bathrooms may require access panels), finished with smooth white emulsion paint.
Bathrooms will be tiled with ceramic wall tiles. The remaining vertical wall surfaces throughout the property will be finished with premium-quality smooth matt white emulsion paint.

INTERNAL JOINERY

The entrance door to each property will be a reinforced security door with satin chrome handles and a security lock.
Internal doors will be accordingly either sliding or hinged, depending on the layout, with a smooth white lacquered finish, aluminium fittings and concealed hinges.
Built-in wardrobes will be modular in design, with hinged or sliding doors depending on the project specifications.
The interior will be lined in melamine with a textile-effect finish and will include a luggage shelf and hanging rail.
Wardrobe doors will match the colour and finish of the internal doors throughout the property.

FLOORING

The entire property, including bathrooms and kitchen, will feature continuous porcelain stoneware flooring.
This material is perfect for interiors due to its easy maintenance, durability and excellent performance under everyday use. Terraces will feature non-slip ceramic flooring specifically selected to guarantee safety and durability in outdoor areas.

KITCHEN

The kitchen will be delivered fully fitted with cabinetry (depending on the property type) and appliances, combining functionality and design to create a practical and comfortable space suited to everyday living.

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SANITARYWARE AND TAPS

Sanitaryware will be supplied in white and of premium quality, selected for its elegant appearance and integration with the bathroom design. Taps and fittings will feature a chrome finish and single-lever mixer systems.
All bathrooms will include an integrated vanity unit with washbasin, wall-mounted toilet with concealed tank and soft-close seat, enhancing both visual cleanliness and comfort.
Shower screens with finishes coordinated with the tapware will also be installed.

HOT WATER AND AIR CONDITIONING

Domestic hot water (DHW) will be produced through aerothermal energy systems.
In addition, the properties will include a climate control system in compliance with current regulations.

ELECTRICITY AND TELECOMMUNICATIONS

The properties will include an electrical installation protected in accordance with the Low Voltage Electrotechnical Regulations (REBT). The telecommunications installation will comply with the Common Telecommunications Infrastructure Regulations (ICT).
In addition, the property will include television and telephone connection points in the living room, kitchen and bedrooms, as well as fibre optic connectivity.
A video door phone system will also be installed.

PLUMBING AND DRAINAGE

The water supply pipe network will be installed using cross-linked polyethylene piping.
Drainpipes running through the property will be made of soundproof PVC.
Each property will include a main shut-off valve jointly with separate shut-off valves for kitchens and bathrooms.
A water connection point will be installed on terraces where drawn in the execution project.
The drainage system will be carried out using a separate sewer network.

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LANDSCAPING, COMMUNAL AREAS AND AMENITIES

The development will include private communal areas both indoors and outdoors.
Outdoor areas will be paved and landscaped with trees and/or shrubs, preferably native species with low water consumption requirements. All communal areas, including the garage, will feature low-consumption LED lighting installations.
Features of the project:

- Gym
- Fitness room
- Indoor and outdoor pool
- Social club
- Coworking
- Cinema room
- Bicycle parking
- Pet care area

GARAGE AND PARKING

The development will include a garage area.
The garage flooring will consist of polished concrete with quartz treatment and will be protected by a fire prevention system in compliance with current regulations.
In addition, the development will include a designated vehicle washing area and a specific pet cleaning area.

LIFTS

Electric lifts will be installed with access to all floors and direct connection to the garage levels.
All lifts will feature automatic internal doors, alarm systems, overload detection and emergency telephone connection.

ELECTRIC VEHICLES

The development will include pre-installation for electric vehicle charging through accessible conduit systems connected to each parking space for future charging point installation.

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