



LAGUNA  
SUITES

HOMES - SPA - WORK

BUILDING SPECIFICATIONS



Laguna Suites is a project that blends quality, design, and comfort. This document details the materials and elements that ensure excellence in each of its spaces.

From the structure to the finishes, each element has been carefully selected to offer you a modern, functional, and durable environment.

Discover a new way of living at Laguna Suites, where quality is our highest commitment.

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#### CONTINUOUS FLOORING THROUGHOUT THE ENTIRE RESIDENCE.

The same flooring will be used throughout the residence to achieve a continuous effect, without cuts between rooms. This visually enhances the sense of quality and spaciousness in the space.

\*Proposed infographic of reference.

# Living room and bedrooms

## CEILINGS, WALLS AND FLOORINGS

### CEILINGS

Gypsum plasterboard ceilings finished in white plastic paint.

### WALLS

Cream plastic paint.

### FLOORING

TechStep by GRATO wood finish flooring in large dimensions, 230 mm wide x 1800 mm long. Featuring a rigid core of limestone and polymers, it includes an acoustic underlay providing 16dB of sound absorption. Water-resistant, antibacterial, and FloorScore certified. White skirting board included.

CEILINGS

WALLS

FLOORING



## GRATO

FLOORS | KITCHEN | DOORS

To provide a high-quality experience and aesthetic coherence in every detail, all materials used in the bathrooms of Laguna Suites will bear the prestigious GRATO brand. From the flooring to the fixtures, each element will feature GRATO's distinctive seal, a brand renowned for its excellence and commitment to innovation.

\*Proposed infographic of reference.

# Bathrooms

## TILING AND FLOORING

### FLOORING

TechStep flooring by GRATO, featuring large dimensions wood finish, 230 mm wide x 1800 mm long. With a rigid core of limestone and polymers, it includes an acoustic underlay providing 16dB of sound absorption. Water-resistant, antibacterial, and FloorScore certified. White skirting board included.

### VERTICAL TILING

Mons Light 30 x 90 cm. This cladding will be common for all bathrooms.

FLOORING

VERTICAL TILING





## SANITARY WARE

### WASHBASIN

Bathroom furniture model Tanos with 2 drawers and integrated sink model Comillas.

### INODORO

Low tank toilet model Acapulco.

### SHOWER

Veracruz granite finish shower tray.

### MIRROR

Mirror with perimeter lighting.



SHOWER PLATE



SHOWER COLUMN



BATHROOM FURNITURE



WASHBASIN



TOILET

## TAPS



SINK FAUCET

### WASHBASIN

Single-lever faucet model Home with cold water opening and flow saving feature.

### SHOWER

Thermostatic shower column model Blautherm with hand shower and 300mm shower head.



## GRATO

FLOORS | KITCHEN | DOORS

All materials used in the kitchens of Laguna Suites will come from the prestigious brand GRATO. From the coverings to the appliances, each component will bear the hallmark of quality and excellence that characterizes the brand.

Proposed infographic of reference.

# Kitchen

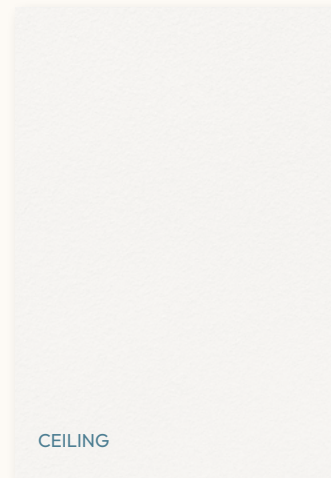
## CEILING AND FLOORING

### CEILING

Gypsum board ceilings finished with cream white plastic paint.

### FLOORING

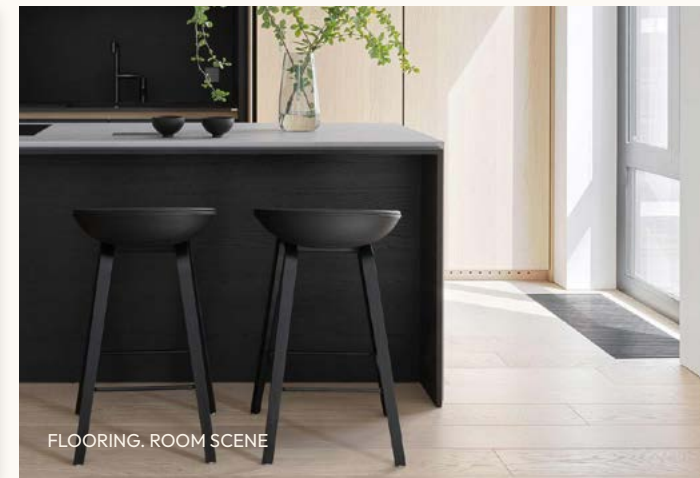
TechStep flooring by GRATO, featuring large dimensions in wood finish, 230 mm wide x 1800 mm long. It has a rigid core of limestone and polymers, incorporating an acoustic underlay providing 16dB of sound absorption. Water-resistant, antibacterial, and FloorScore certified. White skirting board included.



CEILING



WALLS



FLOORING. ROOM SCENE



Proposed infographic of reference.

## GRATO KITCHENS

### DOORS

Panels with an attractive range where design and finish complement each other to achieve surfaces of great naturalness and high decorative level.

### CABINETS

Manufactured on waterproof Fimaplast support for humid environments.

### BASEBOARD

PVC coated with aluminum, 10 cm high with anti-humidity rubber.

### HANGERS

High resistance, easy installation, and great adjustability.

### LEGS

Easily adjustable and suitable for any mechanical need.

### HANDLES

Integrated recessed handle on the furniture.

### HINGES

Automatic hinges model SENSYS (HETTICH) with clip mounting and integrated damping. Soft and silent automatic closing.

### DRAWERS

With full-extension guides tested for 60,000 opening cycles.

### APPLIANCES

From BALAY, including induction hob, extractor hoods, oven, refrigerator, and microwave.

### SINK

From TEKA with HOME model faucet by GRATO.

**GRATO**  
FLOORS | KITCHEN | DOORS

 **Balay**

 **Teka**





Proposed infographic of reference.

# Terraces

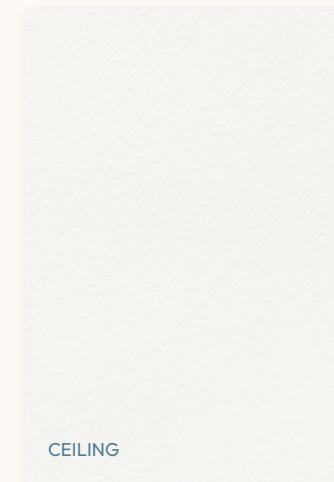
## CEILINGS AND FLOORING

### CEILINGS

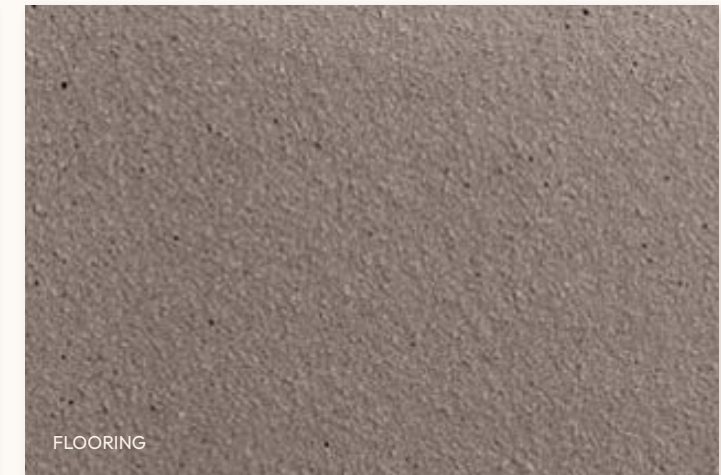
Anti-humidity ceiling finished in cream white plastic paint.

### FLOORING

Flooring. GRESTEJO Nature Timeless Rustic Model Granit.



CEILING



FLOORING





# Interior woodwork

## DOORS & WARDROBES

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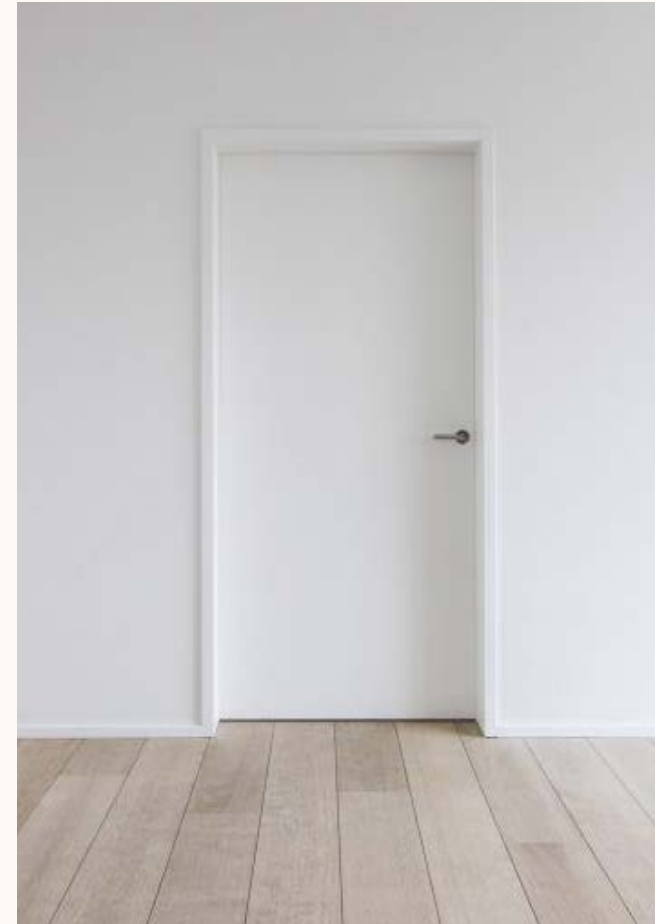
### ENTRANCE DOOR

Aluminum door, smooth finish in RAL color to be defined by the supervising authority, with thermal break for doors leading to the exterior, featuring a handle with an aluminum bar.



### INTERIOR DOORS

Swing doors lacquered in white with chrome handles. A lock will be installed on the bathroom doors.



### WARDROBES

In the bedrooms, a modular wardrobe will be installed with smooth swing doors, lacquered in white and internally lined with textile-colored melamine finish, including a top shelf and hanging rail.





# Installations

## EFFICIENCY AND COMFORT

### DOMESTIC HOT WATER AND AIR CONDITIONING.

Domestic hot water production will be carried out using a high-efficiency heat pump (aerothermal) with remote control capability. For air conditioning, a direct expansion heat pump system will be employed, distributing air through ducts to living rooms, kitchens, and bedrooms, with temperature control via a thermostat located in the living room. This combined system, which captures up to 75% of energy from the air, combined with a highly efficient building envelope, allows for an A energy rating, resulting in effective energy savings. The best solution for achieving maximum comfort with maximum energy efficiency.

### PLUMBING

The interior installation of cold water will be with cross-linked polyethylene pipes, with insulation for hot water pipes and shut-off valves for wet rooms. Bithermal connections will be installed for the washing machine and dishwasher, avoiding water heating by electric resistance.

### SANITATION

The downpipe and drainage network of the residences will be executed in PVC, with acoustic insulation. All fixtures will have individual traps or accessible trap chambers.

### VENTILATION

Ventilation in the rooms of the residences will be carried out through an extraction system for wet rooms, which will extract stale air from bathrooms and kitchens through a network of ducts. Fresh air will be supplied to dry rooms through micro-ventilation units located in window frames. There will be a separate duct for all kitchen extractor hoods extending to the roof, preventing odor transmission between residences.

### ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation will be designed with a high level of electrification, intended to meet current demand needs and future expansion of systems or technology. Switches and mechanisms will be Simon 270 model in black or white from SIMON or similar, known for revolutionary usability and aesthetics, combining form and functionality seamlessly. Video intercom system. Telecommunications installation with RJ45 sockets, TV outlets in the living room and bedrooms according to the telecommunications project.

Common area lighting will use LED luminaires and presence detectors. Pre-installation of electric vehicle charging points for each parking space.



MECHANISMS



# Common areas

## FLOORINGS

### INDOOR FLOORING

By GRATO modelo Mons grey.

### OUTDOOR FLOORING

GRESTEJO model Nature Timeless Rustic  
Granit Model.



INDOOR FLOORING



OUTDOOR FLOORING





# Swimming pool & Spa

## CENTRAL POOL

Laguna Suites features a main outdoor saltwater pool and sunbathing area.

## SPA & PISCINA INDOOR

The residential complex features an exclusive spa designed to provide a space for relaxation and well-being. Among the amenities, you can enjoy a variety of services including sauna, hot and cold showers, and a solarium, all carefully designed to offer a tranquil escape from the daily hustle and bustle.

## POOL & CHILL OUT

The project includes a second outdoor pool focused on relaxation and disconnecting. Additionally, the chill-out area enhances this experience, providing a serene space to unwind and socialize with friends and neighbors in a unique environment that encourages rest and rejuvenation.



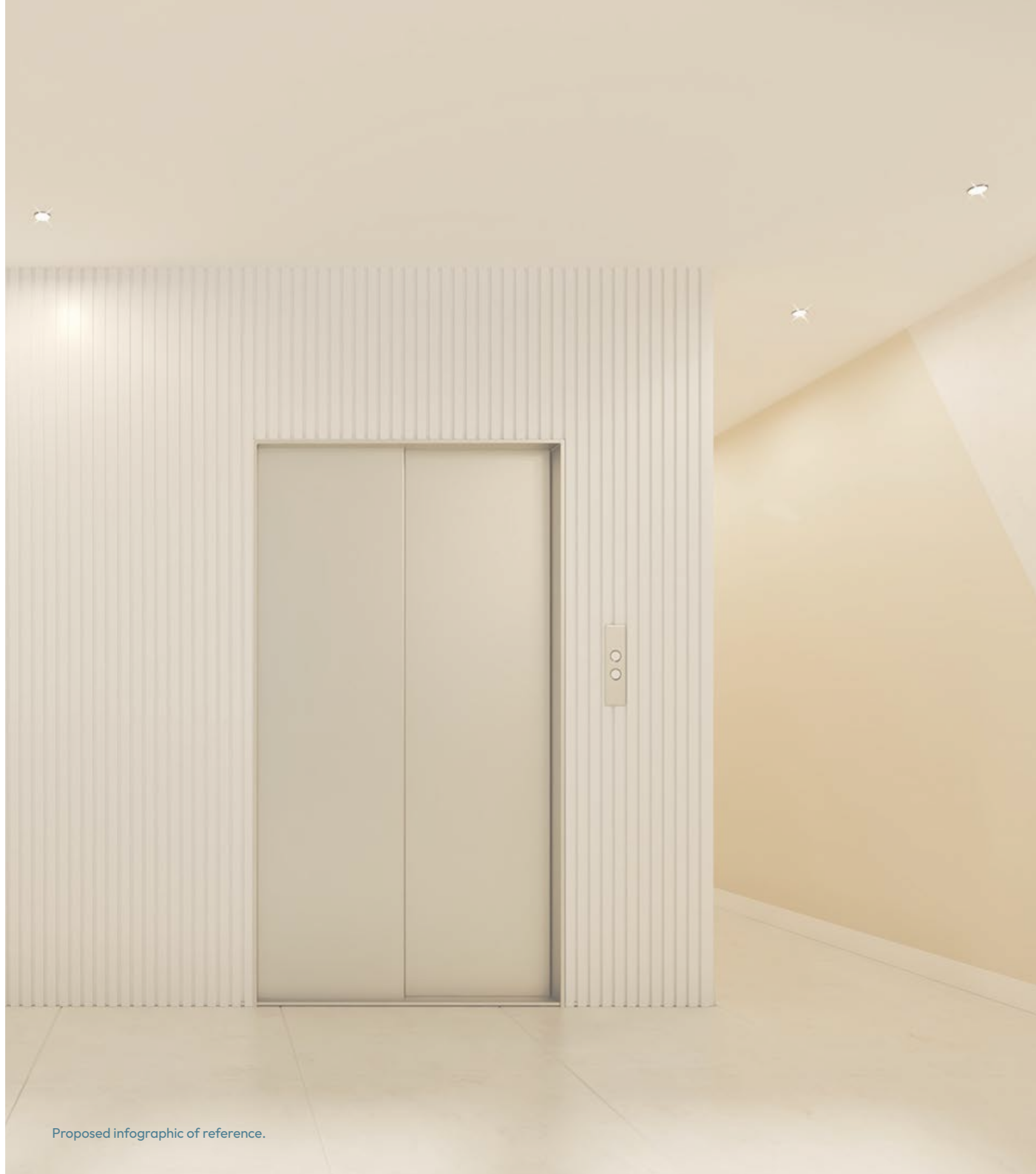
# Fitness & working

## WORKING SPACE

Laguna Suites is a residential complex adapted to modern times and designed to meet all your needs. That's why we have created a coworking space with all the comforts and services for you to carry out your activities. Equipped with high-speed internet access, conference rooms, and relaxation areas, the coworking area becomes a space where you can work, network, and generate synergies in a modern and dynamic environment.

## ZONA FITNESS

Laguna Suites features a dedicated area for you to lead an active and healthy lifestyle. With a modern and comprehensive gym equipped with the latest fitness equipment trends, your home becomes your personal training center. Keep your body in shape without leaving home, enjoying top-notch facilities that make every day an opportunity to take care of yourself.



# Lobby

## CEILINGS AND FLOORING

Entrance lobbies decorated in a modern style and in perfect harmony with the residential architecture. With meticulous attention to detail and contemporary aesthetics, they will reflect the excellence and refined taste that characterizes Laguna Suites.

### CEILINGS

Plasterboard panels with a finish in white plastic paint.

### FLOORING

Porcelain flooring by GRATO, Mons Light.

CEILINGS

FLOORING





# Garage and storage rooms

## GARAGE

### SMOOTHED CONCRETE

For the parking area floor.

### PARKING SPACES

Amplias plazas de aparcamiento de 5.00 m x 2.50 m.

### FLOORING

Continuous high-traffic resistance. Parking space separation lines and numbering with non-slip paint.

### CEILINGS AND WALLS

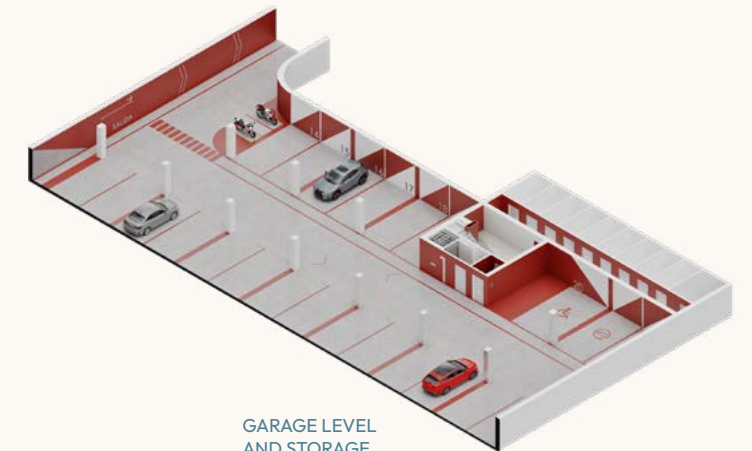
Plastic paint in lobbies, corridors, and staircase areas.

### ELECTRIC VEHICLES

Pre-installation of electric vehicle charging stations.

## STORAGE

Designed with comfort and practicality in mind, these spaces are ideal for storing seasonal items, sports equipment, or anything else you want to keep outside your home without sacrificing space. They offer easy access and integrated security systems.



GARAGE LEVEL  
AND STORAGE  
ROOMS



# Sustainability

## Environmental commitment

### CLADDING

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Constructive envelope systems will be implemented to reduce the need for energy consumption in air conditioning:

#### ROOF

Inverted roof with extruded polystyrene insulation, waterproofing with asphalt membrane and gravel finish. The attic area will be finished with non-slip stoneware paving.

#### ORIENTATION

The orientation of the homes and their interior spaces is designed to optimize air conditioning needs.

#### FAÇADE


High-resistance façade system with excellent thermal performance that contributes to the building's energy efficiency. Exterior finish with decorative vertical grooves.


#### EXTERIOR CARPENTRY

The exterior carpentry of the homes will be lacquered aluminum with thermal break and double glazing with a dehydrated air chamber. Aluminum shutters in bedrooms and living rooms.





  
**87,53%\***  
Laguna Suites reduces energy consumption.

  
**87,76%\***  
Laguna Suites reduces CO2 emissions.

\*Calculations according to the energy efficiency table comparing with the average value of Energy Rating E.

# Energy Efficiency

## ENERGY RATING A

At Nuovit Homes and Siur Gestiona, we have a responsible vision of architecture, committed to designs and construction models that respect the environment and integrate within the surrounding ecosystem.

We work to meet the highest standards in areas such as environmental protection and smart energy consumption. Laguna Suites has an “Energy Rating A”.



Innovative high-strength multilayer facade system with excellent thermal performance.



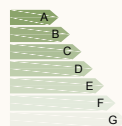
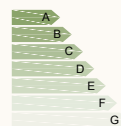
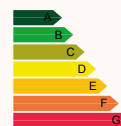
Carpentry with thermal break and Climalit glass.



High-efficiency aérothermal system for DHW.



Photovoltaic solar panels.



**A** | Carbon Dioxide Emissions  
Less than 10 kg of CO<sub>2</sub>/m<sup>2</sup>/year

**A** | Energy Consumption  
Less than 44.6 kWh/m<sup>2</sup>/year



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\* LEGAL NOTICE / APRIL 2024.

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