

IBERHOGAR

Roots that create homes

**CÒRSEGA**  
**RESIDENCIAL**

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**QUALITY SPECIFICATIONS**

# QUALITY SPECIFICATIONS

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The building is designed in a rectangular shape, bordered by Corsega and Navas de Tolosa Streets. The development includes a community parking garage with storage units, spread across 2 basement levels, occupying the entire plot. On the ground floor, there are residences with direct access from the street, as well as 2 commercial premises located at the building's corner, the entrance lobbies to the homes, and access to the parking garage.

Both Staircase A and Staircase B consist of the mentioned ground floor, a mezzanine level, four residential floors, and an attic space, with a total of 35 homes.

NOTE: If, during the execution of the project, the materials, brands, or quality specified in this memorandum encounter any unforeseen technical, design, supply, or supervisory issues, the developer will make the necessary changes, replacing them with others of similar quality. The distribution of sanitary fixtures in bathrooms and kitchen cabinets may also be adjusted at the discretion of the supervising architect.

Furthermore, the company reserves the right to make distribution adjustments at the discretion of the project management. Therefore, this document is for informational and guideline purposes only and may be subject to modifications, which will be communicated to the interested parties if they occur.

The building of this development will comply with the requirements specified in the Building Technical Code RD 314/2006 and the minimum habitability requirements according to Decree D259/2003 and the Accessibility Code of Catalonia D135/95.



## STRUCTURE

Reinforced concrete pillars and slabs with lightweight concrete vaults, designed to withstand a usage load of 200kg/m<sup>2</sup> in the residences.



## ROOF

Walkable flat roof with cellular concrete slopes, finished with a first layer of coarse tile bonded with asphalt mortar and a second layer of fine tile bonded with mixed mortar, in communal areas and the core, finished with ceramic or similar tiles on private terraces.

In the attic of duplex apartments, the roof is a pitched, dual-sloped design with mixed ceramic tiles..



## CLOSURES

The main facade will feature a perforated brick wall with a visible face, model Nilo from Piera, porcelain cladding on the ground floor, and a monocapa finish on the attic floors, air chambers, and partition walls.

Partition walls between homes will consist of double closures made of plasterboard with rock wool insulation and an interior security metal sheet, with enhanced acoustic insulation compared to the requirements of the Building Technical Code.

Common service partition walls are 14 cm thick, made of perforated ceramic brick, with an interior lining of plasterboard, supported by a metal structure and acoustic insulation using rock wool.

Interior partitions within the homes consist of plasterboard walls, a supporting metal structure, and acoustic insulation with rock wool.



## WATERPROOFING AND INSULATION

Terrazas privadas y comunitaria, cubierta plana con impermeabilización bicapa de láminas de betún elastómero.

Cubierta inclinada a dos aguas mediante teja cerámica mixta.

Aislamiento térmico con espuma de poliuretano en cámaras de fachada y cubierta transitable.

Aislamiento acústico al ruido aéreo y al impacto cumpliendo con los requisitos que exige el Código Técnico.



## COATINGS

### EXTERIOR:

Exterior cladding on the ground floor with rectified porcelain tiles by SALONI, model Proyección Marfil and model Proyección Antracita at the entrance to the ground-floor commercial spaces.

Balcony cladding with rectified porcelain tiles by SALONI, model Proyección Marfil.

Attics finished with a monocapa coating.

### INTERIOR:

Vertical wall coverings in the main bathroom with porcelain tiles by SALONI, model Blending Blanco 30x90 cm and model Blending Blanco Medley 30x90 cm. In the secondary bathroom, porcelain tiles by SALONI, model Blending Gris Mixture 30x90 cm and model Blending Gris 60x60 cm. In kitchens, countertops and fronts made of porcelain material by DEKTON, with Marina SilverKoast as the main option, a second option with DEKTON model Kreta Industrial, and a third option with Fossil Natural for countertops and fronts. The rest of the walls will be painted with plastic paint.

The false ceilings in hallways, the entrance hall, and the horizontal surfaces in kitchens will be made of plasterboard panels, type "Pladur," with a plastic paint finish.

The false ceilings in bathrooms will be formed with self-supporting lacquered trays, with acoustic insulation using rock wool in areas where the air conditioning units are located.

The ceiling of the balconies will be finished with exterior paint on concrete in anthracite gray (RAL 7016).

The walls and ceilings of the residences will be painted with smooth plastic paint.



## FLOORING

The general flooring of the home will feature laminate parquet by HARO Tritty Top Connect, model Eleganza Natur, type AC4 for the general living areas, and model Eleganza Natur Aqua, type AC6 for the kitchens. An option for Roble Emilia Puro and Roble Eleganza Puro models is available, to be confirmed with the commercial department.

The interior baseboards of the homes will be lacquered wood.

The flooring in the main bathroom will use porcelain tiles by SALONI, model Blending Gris 60x60 cm and model Blending Blanco for the secondary bathroom.

The flooring for the balconies will be made of non-slip porcelain tiles by SALONI, model Petralava Marfil, size 30.5x60.5 cm.

The terraces on the covered floor, laundry area, and rooftop core will have ceramic tile flooring.



## GLAZING

The aluminum joinery on the main facade will feature glazing that complies with DB HR and DBHE1 regulations regarding acoustics and energy demand.



## OPERABLE ENCLOSURES AND PARTITIONS

The exterior sliding doors and windows of the residences will feature lacquered aluminum joinery in anthracite gray (RAL 7016), with thermal break and double glazing, complying with DB HR for sound protection and DB HE1 for energy demand limitation.

Roller blinds made of aluminum with thermal insulation and lacquered in the same color as the joinery, motorized throughout the home.

The entrance door to the residence will be armored with fire resistance EI30 and a lock with three security points.

On the ground floor, the sliding doors will be equipped with security blinds featuring self-locking slats, and the windows will be operable with a main tilt-and-turn leaf.



## EVACUATION AND VENTILATION INSTALLATIONS

The building's rainwater and sewage drainage system will be separate and will comply with the DB HS regulations on health.

The evacuation of kitchen fumes and the ventilation systems in the homes will comply with DB HS3 regulations on indoor air quality.



## AEROTHERMAL SYSTEMS (HEATING-COOLING / HOT WATER) INSTALLATIONS

Heating, cooling, and hot water production will be provided through an aerothermal system, which integrates climate control (heating and cooling), hot water production, and accumulation in the same system.

The climate control installation will use fiber ducts distributed through the false ceiling of the home, with the exterior unit typically installed on the community or private roof.

The hot water system will include an accumulator, with its capacity adjusted based on the number of residents in the home.

Aerothermal systems are considered renewable and high-performance installations.



## ELECTRICAL INSTALLATION

The installation will comply with the "Low Voltage Regulation and Complementary Standards."

The homes will be equipped with a control and protection panel, including the corresponding ICP (Overcurrent Protection), differential switches, and P.I.A.S (Automatic Switchgear). From this panel, the differentiated circuits will be provided with the required protections according to the current REBT (Spanish Low Voltage Electrical Regulation).



## LIGHTING

The interior lighting installation in the homes will include recessed spotlights in kitchens, hallways, and bathrooms, as well as surface-mounted fixtures on the main facade, all using LED technology.

Common areas will be equipped with motion detectors to control the lighting, automatically turning it on and off, thereby enhancing energy savings.



## PLUMBING INSTALLATION

The plumbing installation will comply with the "Basic Standards for Interior Water Supply Installations."

Hot water production will be provided by the aerothermal system, supplying the sink, dishwasher, washing machine, sinks, and showers.

In all wet areas, there will be shut-off valves to isolate them from the rest of the home.

Pipes will preferably run through the false ceiling and be embedded in walls.



## TRANSPORT INSTALLATION

The building will be equipped with 1 elevator with a 450 kg capacity, accommodating up to 6 people, featuring automatic stainless steel doors in the cabin.



## AUDIOVISUAL AND COMMUNICATION INSTALLATION

The building will have surveillance cameras installed at the entrance lobby and parking areas, including a recorder.

Audiovisual installations will be carried out in compliance with the current "ICT" communications regulations.

The homes will be equipped with television antenna sockets (for FM and satellite), telephone, and internet connections, located in the kitchen, living-dining room, and bedrooms.

Additionally, wiring for the reception of digital TV channels will be installed.

Video Doorphone: A digital color video doorphone system by Fermax Veo Duox will be installed, with a digital panel and monitor inside the home, along with a call panel and camera located at the main entrance of the building.



## BATHROOM EQUIPMENT

### BMain Bathroom:

Shower tray: F&D Shower Tray, model Serie Nature, white finish.

Thermostatic shower faucet: Roca, model Victoria-T telescopic, Plus shower column, chrome finish.

Bathroom furniture: Royo, model Mio with 1 drawer, sand matte finish, and MEC countertop, model Mio, white matte finish, with Nysa ceramic sink, white gloss finish. Mirror: Royo, model Lua, with perimeter LED lighting, 75 cm diameter.

Sink faucet: Roca, model Ona, high spout, chrome finish.

Toilet: Roca, compact model Ona, white color.

Shower screen: Velvet, model Iris.

### Courtesy Bathroom:

Shower tray: F&D Shower Tray, model Serie Nature, white finish.

Thermostatic shower faucet: Roca, pack ext. T500D+KIT Estela 100/3, chrome finish.

Bathroom furniture: Royo, model Mio, 2 drawers, white matte finish, with integrated Enzo sink, white matte color.

Mirror: Royo, model Lua, with perimeter LED lighting, 60 cm diameter.

Sink faucet: Roca, model Ona, chrome finish.

Toilet: Roca, compact model Ona, white color.

Shower screen: Velvet, model Iris.



## KITCHEN AND LAUNDRY EQUIPMENT

Kitchen cabinets with doors in laminated board and thermoplastic polymer laminate in Taupe/Cashmere gray, matte finish, with countertop and backsplash in white marble imitation by DEKTON, Marina SilverKoast model, as the first option. Two additional options include: a matte taupe/cashmere finish for the base units and wood-effect for the wall units, with a gray countertop and backsplash by DEKTON, Kreta Industrial model; and a third option with a matte white finish and countertop and backsplash in white marble imitation by DEKTON, Marina SilverKoast model.

The kitchens come equipped with stainless steel-finish appliances by BOSCH or equivalent, including:

Built-in electric oven with a glass front.

Extractor hood.

Induction cooktop.

Built-in microwave with glass front and frame.

Sinks are single-bowl models by Blanco, Supra 500-U, in stainless steel, equipped with single-lever faucets by Roca, ONA model, with a fixed spout.

Provisions are included for water supply, electrical connections, and drainage for a dishwasher and washer-dryer.



## Parking

Overhead parking access door with a parachute safety system, motorized operation with automatic release, and a safety edge.

Pre-installation for electric vehicles in compliance with regulations.

Automatic lighting system for parking access areas.

Ventilation system and fire safety elements installed in accordance with regulations.



## STORAGE ROOMS

Interior painted and metal doors with locks.

Storage area equipped with lighting, ventilation, and fire safety elements in compliance with regulations.



## CUSTOM FINISHES

Possibility to customize your home with a variety of finishes.

General flooring, with different colors to choose from.

Lower kitchen cabinetry, available in 3 options to be confirmed with the sales representative.

Kitchen countertop and backsplash, available in 3 options to be confirmed with the sales representative.

Custom finishes must be communicated before the deadline set by the project management.



## QUALITY CONTROL

To ensure the quality of the building during the construction process, engineering firms and specialized companies are hired to oversee its execution.



## DELIVERY OF THE HOMES

The apartment will be delivered clean in all its rooms, ready for immediate occupancy.

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# CÒRSEGA RESIDENCIAL

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## CONTACT

[gfradejas@iberhogar.es](mailto:gfradejas@iberhogar.es)  
+34 677 527 040  
[iberhogar.com](http://iberhogar.com)

## SALES OFFICE

C/ del Mestre Joan Pich i Santasusana 1,  
corner with Carrer Apenins (Badalona).  
(By appointment only)