

# GRAN CANET

*Mediterranean Essence*

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PREMIUM PROPERTIES

Technical Specifications

## *Welcome to the residential complex where you've always wanted to live*

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Gran Canet is a synonym for elegance and uniqueness.

An exclusive residential complex with an avant-garde design offering you well-being, comfort and elegance, to feel and live the Mediterranean as you had never imagined.

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# Exterior

## FOUNDATIONS AND STRUCTURE

The foundations and basement walls have been constructed in accordance with the specifications defined in the technical project, using high-strength concrete to suitable specifications, specific cement for the aggressiveness of the land, and steel in accordance with the Geotechnical Survey.

Reinforced slabs, walls and pillars using grid layout floor structures made from reinforced concrete in line with current regulations and the Spanish Technical Building Code.

## FAÇADE

A singular design with white cladding conferring light and true to the Mediterranean style to make you home unique and comfortable.

The exterior cladding is composed of perforated brick, air cavity with inner insulation and laminated plasterboard partition wall dry sheeting system in accordance with the Technical Building Code and acoustic regulations DB-HE (energy saving), DB-HR (noise protection) and DB-HS (healthiness).

The balcony guardrails will be made from safety glass panes mounted over a low wall of different sizes for a modern, aesthetically pleasing look.







## ROOF

The roofing has been designed to guarantee there are no leaks or damp, and will be completely waterproof.

The transitable roofs feature anti-slip porcelain tiling where required, and a gravel finish in the other areas.

## WINDOW FRAMES AND OUTSIDE DOORS

Window frames are made of 1st quality lacquered aluminium with thermal bridge break, double thermal-acoustic glass, Climalit or similar, with air cavity.

Tilt, tilt-and-turn or sliding opening systems, depending on home type and technical requirements, to enjoy different ventilation options.



# Interior

## WALLS AND INSULATION

At “Gran Canet Residencial” we are aware of the importance of good insulation to enjoy the peace and quiet you deserve.

Separation between homes is by means of an industrialized, double self-supporting framework system with internal insulation and a layer of laminated plaster, separated by a galvanized steel sheet.

The partition walls in the homes will be made by using laminated plasterboard with insulation, ensuring compliance with thermal and acoustic requirements.

The finish on non-tiled walls and ceilings will be based on smooth, plastic paint in three colour tones to be chosen within the **customisation programme\***.

## GENERAL HOMES

A single large size porcelain stoneware flooring creates a unified and harmonious style throughout your home. Thanks to our **customisation program\*** clients may choose tiling from different options.

Continuous laminated plaster suspended ceiling throughout the home will be present, except in rooms where the installations will require easy, convenient access to facilitate handling.

Bedrooms will feature total darkening systems by means of electrically operated aluminium blinds in the same colour as the window frames creating a perfect combination for the façade

### Optional:

- Furnishing and decoration service for the entire apartment.
- Laminated floorboards inside the home.
- Basic darkening by means of motorised blinds in living room.

## TERRACES

Floor tiling on terraces and balconies will be stone tiles in the same colour as the rest of the home, with a non-slip finish. There will also be an area for installation of a television.

### Optional:

- Installation of private Jacuzzi according to technical viability.
- Bio-alcohol fireplace.

## INNER DOORS

Reinforced access door with security lock.

Interior doors with a smooth design and finished in white lacquer, with steel fixtures and handles.

Employing the same finish, homes have built-in modular closets fitted with drawers, upper shelf and hanging rail, and also feature interior lighting.

## KITCHEN

A perfect and practical room equipped with upper and lower cabinets of great capacity and high quality.

Quartz countertop in a colour tone to combine with the unit doors according to the chosen ambience. Clients will be offered two different finish options to choose from in our **customisation programme\***.

The facing behind the countertop will be tiled in matt white tiles.

Fully equipped kitchen with top of the range appliances by Neff, or similar: induction hob, oven, microwave, extractor hood, refrigerator, dishwasher and washing machine.

### Optional:

- Bulthaup kitchen units or similar.

## BATHROOMS

With a modern style and design, combining through-body porcelain wall tiles and paintings to match the general floor tiles in the home. It is possible to choose from different finish options with our **customisation programme\***.

Hanging toilets and cabinet in main bathrooms, thermostatic shower with rain effect shower head and non slip shower tray featuring a single sheet shower screen.

Designer single control taps.

Installation of fittings such as towel rails, mirrors, toilet roll holder.

### Optional:

- Hydro-massage shower column.
- Electric towel rail.

**\*CUSTOMISATION PROGRAMME.** Clients will be able to choose the tiling and paintwork finishes from among the 4 ambience options created in our customisation programme.



# Facilities



## CLIMATE CONTROL / HOT WATER / PLUMBING

Maximum comfort and sustainability.

Following technical code DB-HS, an innovative ventilation and air renovation system covers every corner and creates a feeling of well-being.

Hot/cold climate control installation throughout the home.

Equipped with individual aerothermal hot water production, a highly energy-efficient system.

Plumbing with general cut-off valve at the entry to the home and independent stopcocks in each wet room. Includes water connection for each sanitary fitting in bathrooms and for appliances in the kitchen.

The homes feature electric under floor heating in bathrooms.

### Optional:

- Under floor heating throughout the home.

## HOME AUTOMATION

Installation of basic home automation system with lighting and darkening control functions for blinds in bedrooms.

### Optional:

- Extension as per specific requirements of the proprietor and technical possibilities.
- Remotely operated intelligent electronic lock.

## ELECTRICITY AND TELECOMMUNICATIONS

A home connected with the world.

The homes will be fitted with basic LED lighting in all rooms.

The power and telecommunications points will be as required in the Low Voltage Electricity Regulation, with switches and sockets by leading brands.

Wiring installation with circuit-breakers and networks separated in the mains panel.

TV, telephone and internet outlets in main rooms for optimum connectivity.

Electronic colour video entry-phone for access control connected to the building's reception and guard.

### Optional:

- Installation of indirect lighting according to technical criteria and home type.

## MAIN ACCESS AREA

Gran Canet is an exclusive residential complex featuring the spectacular beauty of the Mediterranean.

A spectacular private development with concierge, parking areas for bicycles and a garbage disposal room.

Conveniently access your new home via the electro-mechanically fitted elevator directly from the car park.

## PARKING, GARAGES AND STORE ROOMS

Every home has one garage space and storage room, a second garage space may be requested subject to availability.

Possibility of different size motorcycle parking, according to availability.

There will be a quick charging point for electric vehicles in each block.

The garage is equipped with ventilation and CO2 extraction systems, and fire detection and protection following current regulations.



# Communal Areas



## GARDENS

Large enclosed garden areas have a contemporary style and a Mediterranean essence. Various types of aromatic plants, citrus trees, palm trees and many other native decorative species. Automatic irrigation system and outdoor lighting.

## SWIMMING POOLS AND POOL BAR

Gran Canet means quality of life. An infinite pleasure with beautiful sea views.

Enjoy the rooftop and its magnificent terrace with gastro-bar area, a panoramic pool with underwater lights, showers and rest-rooms.

On the ground level you can enjoy the solarium, the relaxing out-door pool with beach-type access, salt water chlorination.

Children's pool for fun by the younger members of the family.

## SPA ZONE

Relax your mind and body.

Indoor area with Spa, water jets and whirlpool. Changing rooms, showers and rest rooms for your convenience.

## FITNESS AND SOCIAL CLUB

Exercise whenever and however you like.

Gym with exercise equipment, music and TV, or play paddle tennis on the two outdoor courts.

Multi-purpose social room on the ground level for those special moments.







### CHILDREN'S PLAY AREA

Fun is guaranteed.

Outdoor children's play area with padded safety flooring. Different activities for all ages as well as special rest area.

### INNER PATHWAYS AND COMPLEX ENCLOSURE

The peripheral closing of the complex will be determined by the Project Manager following applicable local regulations.

The accessible parts of the complex are paved in printed concrete in the color chosen by the Project Manager in keeping with the other elements that make up this unique development.



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[www.grancanet.com](http://www.grancanet.com)

While construction is in course the project manager will have the right to make any necessary changes or modifications due to technical, administrative or commercial reasons or to the availability of materials. In no case will this mean a decrease of qualities. The images and photographs do not have contractual nature and are merely illustrative, they can be subject to possible modifications for the above mentioned reasons. The furniture and decorations shown are merely decorative and are not included in the price.