

LIMONERO GREEN SUITES





Exteriors

Foundations and Structure

Roofing

Masonry

Facade

Carpentry



Steel

The concrete is reinforced with steel: B-500SD

Concrete
Foundation of concrete:
HA-25/B/40/IIa



Foundation and Structure

Foundation; Solid reinforced concrete slab

Structure: Mixed concrete and steel structure.
Reinforced concrete retaining walls.



Water proofing

acoustic insulation and waterproofed with asphalt sheet.

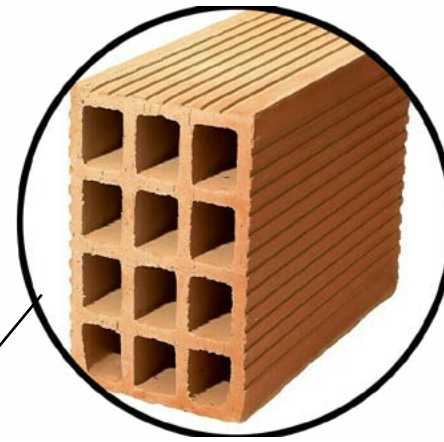
Sound Proofing
To reduce the sounds between the floors, we are sound-reducing systems between each floor.



Roof

Flat roof with thermal and acoustic insulation and waterproofed with asphalt sheet. Finishes with porcelain flooring to match the design project. On solarium and uncovered ground floor terraces with anti-slip stoneware.

Non-passable flat roof with XPS 12 cm insulation in the covered area. Thermal and acoustic insulation and waterproofing with asphalt sheet



Brick
Exterior wall with ceramic
bricks of 12 cm

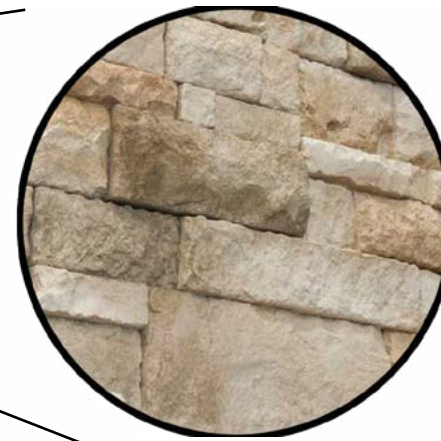
Rockwool
4 cm of insulation Rockwool
or similar and double internal
plasterboard backing.



Masonry

Exterior wall with ceramic bricks of 12 cm. Extruded EPS polystyrene insulation, 4 cm of insulation Rockwool or similar and double internal plasterboard backing.

Dry partition system, double, reinforced, with thermal and acoustic insulation “rockwool” if appropriate in the areas defined by the interior design



Stonewalls

We want to include natural elements in the facades as well as the flowerpots on the terraces



Green

Through out the complex either as and integrated part of the architecture or around the construction you will find lots of plants

Facade

Walls and ceiling are made with a smooth plastic paint throughout the apartments. Standard paint is RAL 9010. On the outside, the cladding is made of coloured, water-repellent single-layer mortar.



Double Glazing

4+4/14/4+4 _ Ug:1,4
Factor Solar: 0,36

Blinds

Lamel blinds in bedrooms from Griesser. The lamels opens and closes, gives a nice interior atmosphere.



Exterior Carpentry

Windows made of aluminium with a high quality thermal and double glazing, with low thermal emission.
Carpentry From SCHUCO or similar in antrasite colour.
Laminated double thickness safety glass railings on terraces 8+8 (10+10).



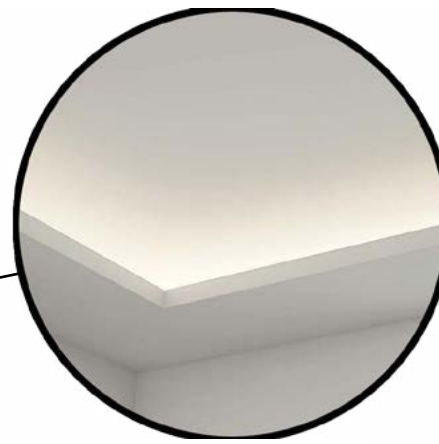
Interiors

Ceilings

Flooring

Kitchens

Bathroom Tiles



LED Lights

To create a nice ambient we use curtain boxes in the living room and bedrooms. All with LED Lights

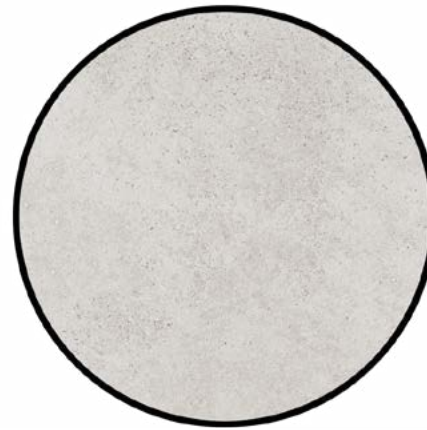


Sound Reducing Ceilings

We sound proof the living rooms and most dining areas, when applicable

Ceilings

False ceiling made of smooth laminated plaster plates with galvanized steel profiles. Curtain rods by main windows in the living room and bedrooms. All with LED Light and pre-installation for electric blinds. Living room and dining area with sound proofed ceiling, when applicable.

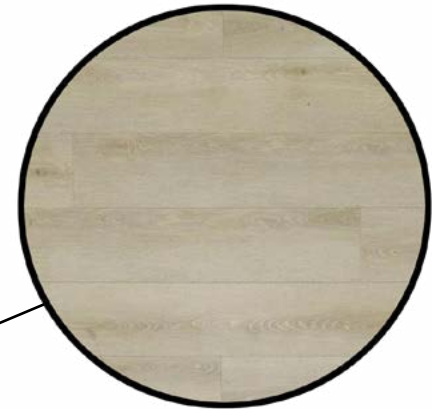


Floor Tiles

The floor tiles are from Porcelanosa Standard tile is: Vela Smoked 60x60 rectified From Venis Projects.

Laminated Wooden Floors

To create a nice ambient we use laminated wooden floors in the bedrooms and living rooms.



Flooring

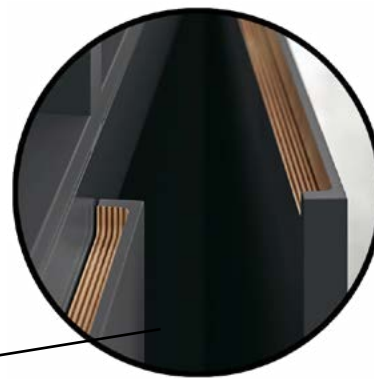
The floors of the apartments are of high quality porcelain from Venis Projects by Porcelanosa. 60 x 60 cm slabs and a matching skirting board of 7 cm integrated into the walls. Wooden floors in the bedrooms and living rooms. On the terraces, same porcelain material, with anti-slip treatment.

Clients can choose between different models and colours.



ARAN CUCINE

Kitchen furniture by famous Italian brand Aran Cucine. Cabinets and drawers 5 layered laquered.



WORKTOP

Worktop from Xtone by Porcelanosa. Ceramics of 12 mm up to 320 cm in length.



WHITE GOODS

Ovens, fridge and freezer, dishwasher and washing machine are all from **Siemens**



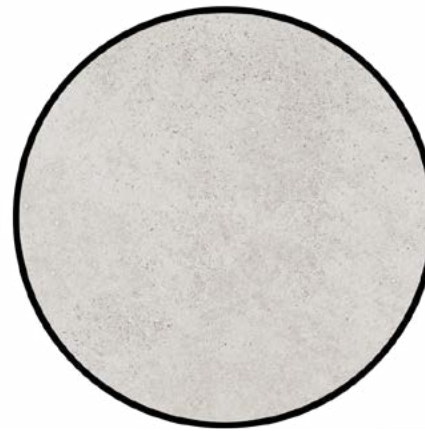
Kitchens

High quality kitchens from Italian brand, Aran Cucine. Fronts laquered in 5 layers, while grips are laquered in 7 layers.

Worktops from Xtone by Porcelanosa. 12 mm high quality ceramics up to 320 cm en in length.

Combi oven/Steam, microwave, warming drawer, fridge/freezer, dishwasher and washing machine from **Siemens**. Induction and extractor:

Bora Pure



Wall Tiles

The floor tiles are from
Porcelanosa
Standard tile is:
Vela Smoked:
31,6 x 100 cm rectified

Contrast Tile

To break the lines between
for example the shower and
sink we use:
“Old Natural” 33,3 x 59,2 cm rectified



Bathroom tiles

Showers and wall with bathroom furniture and mirror tiled. Type, color and size to be chosen by client within the Venis Projects range of wall tiles.



Installations

Plumbing

Bathroom Fittings

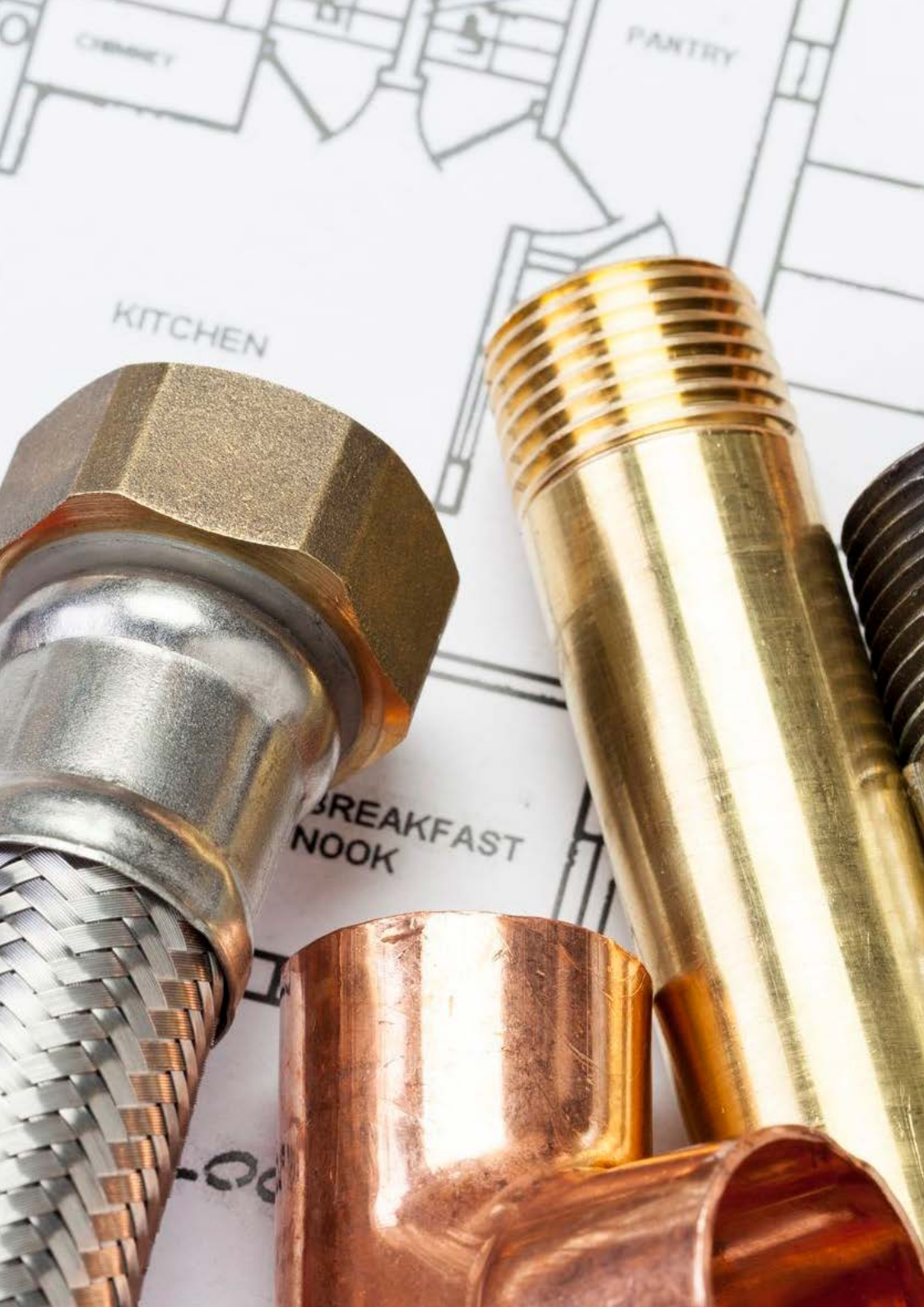
Electricity

Bathrooms

Domotics

Carpentry

Heating, Air conditioning and Ventilation



Tubes
All plumbing tubes soundproofed

Aerothermic System
The production of domestic hot water is carried out by aerothermic system.



Plumbing

Complete plumbing installation with hot and cold sanitary water; cut off valves in all wet rooms, 200-litre electric tank with Aerothermics pump for heat recovery. All tubes are insulated to reduce sounds from water. All sanitary water is being recirculated for instant hot water in the bathrooms and kitchen. Tap for hose connection on the terrace.



Shower

Hand shower and rain shower from Hans Grohe. Control panel by entrance of the shower for easy control.

Toilets

Duravit by Starck 3 Rimless
Suspended toilet
Pushbutton from Geberit.



Bathroom fittings

Sanitation from Hansgrohe with control buttons by the entrance to the shower, so you don't get wet before the water reaches a nice temperature (all domestic hot water is recirculation to reach temperature fast).

Bathroom furniture from Duravit/Aran.

Toilet from Duravit, model Starck 3 rimless.



Lights

All spotlights are integrated into the ceiling. Living room, dining room and kitchen are all dimable.



Sockets

Sockets from JUNG.
Bedrooms have integrated USB A and C sockets

Electricity

Apartment with high electrification (9,2 KW) complying with current regulations.

Switches and sockets from JUNG Model LS 990.

The lightning with recessed spotlights in false ceilings.

Wall embedded lightning and outdoor wall fitting.

TV sockets in living room and bedrooms.



Blinds
Control your blinds from the Smart Home System

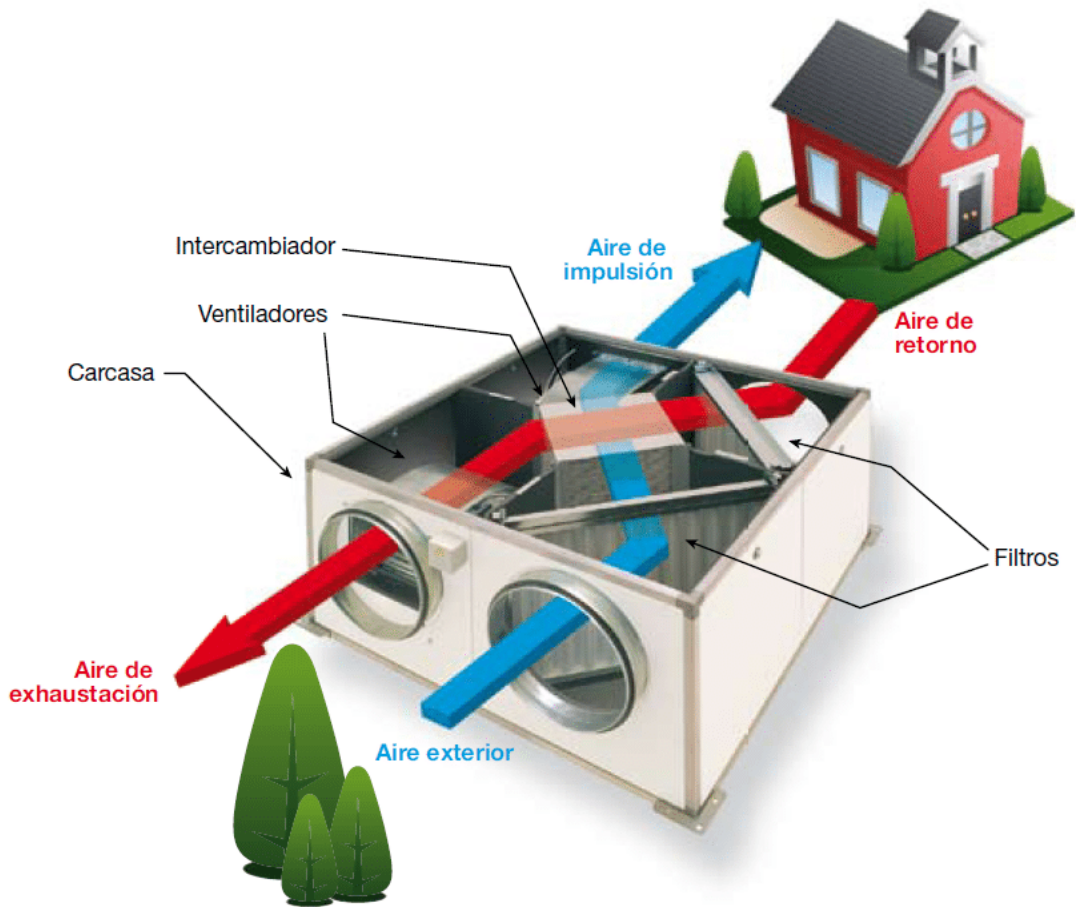
Video Doorbell
Control the doorbell from the Smart Home System



Domotics

From the domotics you can control the lights, blinds and also see the video doorbell.

In addition you can control the underfloor heating as well as the air conditioning from a smart phone.

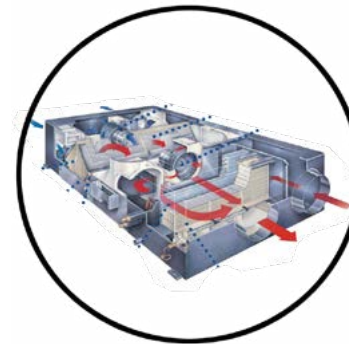
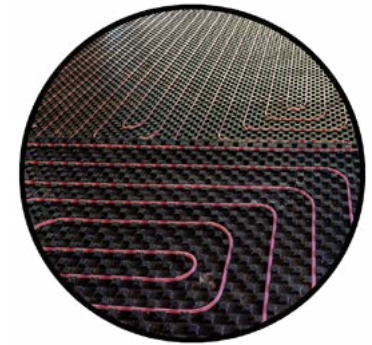


Air Zone

Control the temperature separately in each room. The air condition can also be controlled from a smartphone

Underfloor Heating

All apartments comes with water based underfloor heating. In addition comes also electric underfloor heating in the bathrooms.



Ventilation

Ventilation with heat recovery. The air inside the property is changed at least every 24 hours.

Heating, air conditioning and ventilation

Air conditioning via ducts with direct expansion heat pump. To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable. Towel radiator in master bathroom. Pre-installation for towel radiator on all other bathrooms. Electric underfloor heating in bathrooms. Installation of air renewal with heat recovery. The air inside the apartment is changed at least every 24 hours.

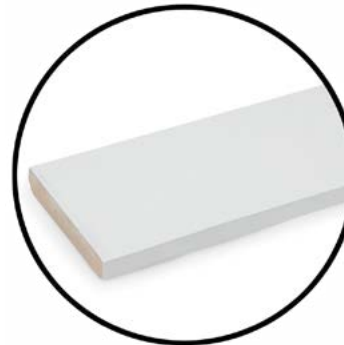


Wardrobes

Our wardrobes are laquered in white. Interior with drawers and shelves. A sensor will automatically turn on the LED Light

Doors

Laquered in white. Standard height of 220 cm. All internal doors with a rubber-band to limit noise.



Skirtings

All skirtings are integrated into the wall. 7 cm of either the same ceramics as the tiles or laquered in white where there is wooden floors.

Carpentry

Entrance security door according to design project. Polywood step-foor in laquered white with magnet lock and rubber band to reduce noises.

Smooth pantographed wardrobe front with smooth hinged doors made of water-repellent MCF. Wardrobes are designed according to the project: LED lighting and movement sensor in master bedroom.

SPECIAL FEATURES

**BORA HUB
FOOD ELEVATOR
DOUBLE PARKING
WINE ROOM
AIR CONDITION
CHIMNEA
QUOOKER
DECALCIFIER
STORAGE ROOM
TERRACE DESIGN**



Bora Pure
Induction plate with 4 zones
and integrated carbon
filter extractor.

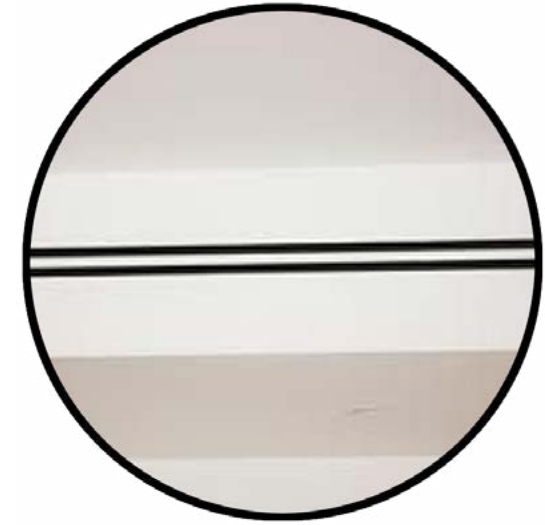


Food Elevator
Between the main kitchen
and the exterior kitchen on the
penthouse apartments you will find
a practical food elevator.



Double Parking

All 3 bedroom apartments comes with a double parking.



Air Condition Grills

To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable



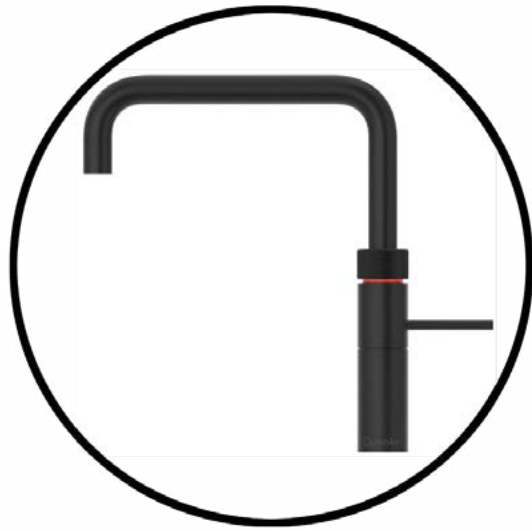
Wine Room

All 3 bedroom apartments comes with a build-in wine room. Backwall decorated with natural stone.



Chimnea

All penthouse apartments comes with a bio-ethanol chimnea by the living room and dining area



Quooker

All kitchens comes with a Quooker tap with instant boiling water.



Storage Room

To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable

Decalcifier

Standard is a decalcifying system to soften the water.



Terrace Design

The huge terraces offers lots of possibilities to make a nice individual design with exterior kitchen, greenery, putting green and much more. Contact us for various options.







Communal Areas

Swimming pool

Fitness



Private Areas

All 1st floor apartments will have their own private areas by the communal swimming pool

Sun Deck

Apart from the artificial grass area around the pool you will find a nice sun deck for sunbeds and towels.



Swimming pool

Located in front of the apartment block you will find a communal swimming pool for all property owners to use. The swimming pool is 25 meters long, which makes it ideal for swimming. All 1st floor apartments will have their own private areas by the communal swimming pool. Around the swimming pool you find also find a deck for sunbeds towels. All surrounded with a stunning palmtrees and greenery.



Running



Cycling



Rowing

Fitness

The show apartment on plot 24 will be turned into a communal gym for the property owners in bl. 24 and 25. Here you will find machines for running, cycling and rowing as well as benches for weight training and separate handweights.