

TORRE
SAKURA

TECHNICAL SPECIFICATIONS



Foundations and structure

The foundations of Sakura Tower are composed of a large slab and the car park with isolated footings.

The structure is composed of reinforced concrete walls, waffle slabs and solid exposed slabs in terraces. The walls of the façade are exposed and are cladded on the inside to guarantee the requisite thermal and noise insulation.



Exterior joinery and glazing

- Lacquered aluminium profiles with thermal break throughout the property.
- The terraces are accessed with sliding doors, from floor to ceiling and covering the entire width of the room. They fold to one side to maximise views.
- Double glazing with solar control glass that filters and limits ultraviolet ray transmission into the interior of the home, providing thermal comfort and eliminating the majority of solar radiation without sacrificing transparency.



Facades

- The main facade, facing the sea, is configured with large glazed terraces to create continuity between the interior and

exterior of the property. Made from laminated glass with concealed profiles, the terrace balustrading allows sea views from the interior of the property.

- The lateral sides are ventilated facades with thermal insulation in the intermediate section and the inner leaf, improving insulation and reducing heat transmission into the home.
- The back facade, facing the mountains, is composed of vertical aluminium louvres that serve to conceal the staircases, laundry areas and the exterior HVAC systems.



Lifts

- 2 high-capacity and high-speed lifts with automatic doors in Sakura Tower
- 1 additional lift in the pool area with direct access to the street to facilitate access to the beach.



Security

CCTV fitted in road and pedestrian accesses, garages and the development.



Domestic hot water and hvac

Aerothermal heating system installation: a highly

efficient system with low energy consumption that provides heating and cooling and domestic hot water to the entire property through collectors. The interior units are located in the laundry areas and the exterior units are located in the stairwell, out of sight. The climate control is sectioned into zones and channelled through concealed ducts and a fan coil unit, also concealed, above the dropped ceiling in the bathroom.



Interior walls

- Plasterboard walls with galvanised steel profiles and 50mm semi-rigid stone wool thermal/sound insulation.
- Partitions between properties are reinforced with an 11-cm brick partition with double mineral wool insulation.
- Walls between properties and utility shafts or communal areas are reinforced with an 11-cm brick partition and 66-mm spray polyurethane foam for waterproofing and to provide excellent insulation, both thermal and noise.



Development-communal areas

More than 4,000 m2 of communal areas, including:

- Overflow pool with 3 lanes for swimming practice, plus leisure area.
- Children's pool.

- WCs and showers.
- Children's play area with type-approved playground equipment and paved with rubber safety flooring.
- Spacious planted garden areas.
- Relaxation areas with benches and pergolas.



Flooring

- Top-quality large-format porcelain stoneware throughout the property, anti-slip in rooms with a water supply and terraces. There is the option to choose between 3 different styles, or opt for wooden floorboards, also in 3 different styles, with no price increase.
- Impact noise reduction underlayment throughout the property, to minimise the sound produced from falling objects on adjoining floors.



Entrance halls

2 entrances, one in the basement, floor -1, with direct street access and the other on the ground floor with direct access to the development and swimming pool, both with gentle access ramps.



Kitchens

- HPL base and wall kitchen cabinets, soft-close drawers and doors and anti-humidity finish.
- Single stainless steel kitchen sink with mixer

tap.

- Built-in appliances, including the following:

Induction hob

Cooker hood

Pyrolytic (self-cleaning) oven

Microwave

All appliances are high-end.



Bathrooms

- Large-format wall tiling with 2 options to choose from.
- Built-in washbasin with apron support and mixer tap, all from top brands.
- Wall hung WC with concealed cistern with dual flush system in all toilets.
- Cut-to-size fibreglass shower tray with thermostatic shower column.
- Safety glass shower screen
- Surface mirror above washbasin with integrated LED lighting.



Blackout system

The installation of motorised foscurit-type blinds is provided for in the master bedroom, integrated in the aluminium joinery.



Parking

- 2 levels of underground parking. Each

property has an underground parking space with direct access to the entrance halls.

- Pre-installation for electric vehicle charging point in every space
- Covered bicycle parking adjacent to entrance halls



Storage rooms

Storage rooms in both basement floors, with lighting and forced ventilation. Each property has a private storage room.



Telecoms

- TV, data and telephone sockets in living room, kitchen and bedrooms.
- Communal Wi-Fi network transmitting in 3 areas: gym, swimming pool and children's playground.
- European TV channel receiver.



Interior joinery

- Armoured entrance door with 3-point locks, 4 security hinges, anti-bump and drop seal. Lined with white lacquered MDF.
- Solid one-piece interior doors in white lacquered MDF with stainless steel fittings.
- Built-in wardrobes in every bedroom in white lacquered MDF. Fully lined with upper shelf, rail and drawers.



Electrics

- Integrated LED lights fitted in dropped ceiling in kitchens, bathrooms, hallways and terraces.
- Fittings for decorative lighting in the rest of the property
- Top-quality switches and sockets.
- Double antenna and electricity outlets in living rooms of 2-bed properties.



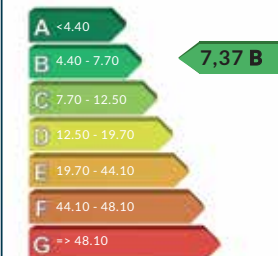
Sports facilities

Fully equipped gym on the ground floor located next to the exit to the development's gardens. The gym includes a WC, ozone ventilation, glazed walls and machines including: treadmills, exercise bikes, cross trainers, multi-purpose station, dumbbells, benches etc. Next to the gym, in the open air, a space for organising guided exercise classes is provided for.

PRIMARY ENERGY CONSUMPTION NON-RENEWABLE (kWh/m2*year)



CO2 EMISSIONS (kg CO²/m2*year)



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