



Building Specifications

Lux Pelai is a new property development that offers 13 modern apartments with abundant natural light.

It is a true luxury in the center of the city, enhanced with large, functional spaces, a community pool on the roof of the building and magnificent views of Ciutat Vella and Montjuic.

Building Specifications

General Aspects

Facades*

The ventilated facade will have a porcelain or similar finish, color according to heritage, with metal protective railings on the balconies.

Flooring

High-quality vinyl flooring in wood tones, highly resistant to moisture, scratches, and easy to maintain, with built-in acoustic insulation.

The vinyl collection is designed for any space and climate, combining the beauty of wood with waterproof durability.

The walkable deck, where the communal pool is located, will have a finish with natural wood flooring.

Marble or porcelain flooring will be installed in the entrance lobby and staircases

Walls

All partitions will be installed with plasterboard. The bedroom, living-dining room, corridors and hallways will have two coats of paint.

The kitchens will be covered with Neolith between the upper and lower cabinets. In the bathrooms, walls will be covered with gray porcelain tile.

*Color study of the facade by *Servei de Patrimoni de l'Exemple*.

False Ceilings

In the shared and home foyers, bathrooms, kitchens, corridors and hallways, a false ceiling will be installed made of sheets of plasterboard to cover the electrical wiring.

Exterior Carpentry

The exterior carpentry will be done, following existing regulations, in lacquered aluminum with thermal break. They will be of the hinged type.

Interior Carpentry

Main entrance door of the residences, armored or reinforced, 45 mm thick, with 'securitesa' or similar security lock, three-point locking, wide-angle peephole, and exterior knob handle.

The rest of the interior doors will be 40 mm thick, 70/80 cm wide and 200/210 cm tall, of MDF board, with smooth white lacquered finish.

The door frames will be covered with architraves of the same material.

Painting

Interior walls and false ceilings will be painted with smooth white plastic paint, with two coats applied.

Synthetic enamel will be applied to metal surfaces (railings).

Facilities

Bathrooms

Sanitary appliances will be Duravit brand or similar.

Bathroom faucets will be single-lever from Duravit brand or similar.

The shower will be thermostatic from Duravit brand or similar.

Glass screen included.

Kitchen Equipment

The kitchens will be equipped with upper and lower cabinets according the project floor plans..

The counters will be Neolith.

Appliances will be Miele brand or similar, including: oven-microwave combination, induction cooktop, refrigerator, and dishwasher.

Plumbing

The installation for hot and cold water will be carried out with multilayer pipes and fittings. In each wet area, shut-off valves will be installed.

An Aerothermal system will be installed

Electricity

The electrical installation will be carried out based on the Low Voltage Electrotechnical Regulation (R.E.B.T.). It will be recessed on PVC protective conduit, using the same material as the junction and branching boxes.

In each home's entrance there will be an embedded electrical control and protection panel.

The mechanisms (electrical switches and outlets) will be Niessen brand or similar.

Climate Control

Air conditioning installation by way of ducts..

An Aerothermal system will be installed.

Telephone Service

There will be outlets in each home, located in the living-dining room and bedrooms.

Provision of ASDL lines.

Installation materials: embedded pvc tubing, junction boxes and rigid plastic telephone connectors.

Intercom

Video intercom equipment in each home (from outside the lobby to the intercom located in the entryway of each home).

Elevator

Eco-efficient and native digital EOX Premium A-line elevator with a capacity of 6 persons.

