



NR

NAYA RESIDENCES

Housing

Structure

La cimentación y la estructura se realizan en hormigón armado cumpliendo la normativa.
Un Organismo de Control Técnico (OCT) independiente, asegura la correcta ejecución de la estructura.

Facades

The facade is finished with a continuous cladding on its exterior surface, providing it with a double layer of thermal and acoustic insulation, topped on the interior with laminated gypsum wall panels mounted on galvanized metal studs.

Terrace enclosures combine masonry and glass, depending on the location and architectural design.

Roofs

Flat roofs will be waterproofed using a double-layer system, ensuring they are watertight, and will be finished according to their intended use.
Roofs over living areas will be equipped with a double layer of thermal insulation, which significantly improves indoor comfort.

Exterior Carpentry

The exterior joinery is made of lacquered aluminum and/or PVC with thermal break, double glazing with an air gap, to offer maximum thermal and acoustic comfort.
Motorized blinds in the living room and motorized shutters in the bedrooms.







Interiors

Separation between dwellings and partition walls

The partitions between dwellings will be constructed with ceramic brickwork, lined on both sides with insulation and a double layer of plasterboard, ensuring excellent thermal and acoustic insulation.

The partitions between dwellings and common areas will be made with ceramic brickwork, lined with insulation and a double layer of plasterboard on the interior side of the dwelling, and finished with plasterboard on the side facing the common areas.

The interior layout of the dwellings will be constructed with self-supporting partitions of double-layer plasterboard mounted on galvanized steel framing, with an insulated core separating spaces with different uses.

Interior carpentry

The front door will be reinforced and finished on the inside with a design that matches the rest of the interior woodwork.

The carefully designed interior space is complemented by the installation of extra-high interior doors.

The bedrooms feature modular wardrobes with extra-high doors in a finish that matches the interior doors. Inside, they are finished with a shelf at the top and a hanging rail.





Interiors

Living room, bedroom and hallways

The flooring in these areas will be large-format porcelain stoneware, PORCELANOSA brand. This flooring will be finished with skirting boards to match the interior woodwork. A false ceiling will be installed throughout the entire home, which will improve acoustics and add a decorative touch to the space. Curtain rods will also be installed. The living-dining area will have a cove ceiling for indirect lighting.

Bathrooms

In the bathrooms, the walls are clad with a combination of PORCELANOSA porcelain tiles and paint. They feature large-format PORCELANOSA porcelain flooring, matching the rest of the home. The bathrooms include recessed lighting with LED fixtures and a backlit mirror above the sink.

Kitchen

The kitchen comes fully fitted with upper and lower cabinets, and an ultra-thin porcelain countertop (Dekton or similar); equipped with an induction hob, extractor hood, oven/microwave column, dishwasher, and a panelled refrigerator (Miele or similar). An undermount sink and single-lever filter tap will be installed.



Outdoor Spaces

The terraces are finished with large-format, non-slip porcelain stoneware from PORCELANOSA, suitable for outdoor use and with a finish that matches the interior of the house. The solariums are finished with the same non-slip porcelain stoneware.

Facilities

Fontanería y aparatos sanitarios

The plumbing system has a main shut-off valve in each apartment and in the wet areas (kitchens and bathrooms). Private terraces and gardens have water connections.

The toilet is made of ceramic material by VILLEROY & BOCH.

The sink is made of KRION/a blend of natural minerals and resin. Bathrooms are equipped with a shower tray, unless a bathtub is chosen, depending on the available space and/or layout.

The toilets are wall-hung with a concealed cistern and push button. Bathrooms will be equipped with sinks with thermostatic taps and showerheads. The master bathroom will have an integrated shower, while the secondary bathroom will have a shower with an exposed column.

The bathroom taps are by ZUCCHETTI.

Installation and ventilation

The quality of the indoor air in the home is ensured by installing a mechanical ventilation system, which allows the removal of stale air by properly ventilating the home without the need to open the windows.

Air conditioning, heating and hot water

Domestic hot water is produced using an aerothermal system. Heating is provided by zoned underfloor heating for increased comfort.

Climate control is provided by a ducted air conditioning system in the living room and bedrooms. The system will be controlled by a home automation system such as AIRZONE or similar, with a centralized control panel in the living room and sensors in each room.

Domestic hot water will be produced using an aerothermal system.

Electricity, television and telephony

Electrical installation with television and telephone outlets in the living room and bedrooms.

Electrical fixtures with USB power outlets in each room.

Video intercom at the main entrance to the building and intercom at the entrance to each building.

Installation of photovoltaic panels contributes to reducing energy consumption in common areas..





Common Areas

Underground plants

Motorized vehicle access gate with smart opening system.
Pre-installation for future installation of electric vehicle charging points.

Portals and staircases

The building entrances are designed with a combination of materials that give them a contemporary and modern look.
LED lighting has been installed in the entrances, stairwells, elevator lobbies, and garage area, with motion sensor activation. Designed by GUNNI & TRENTINO

Urbanization

Residential complex with landscaped common areas, featuring diverse environments, including relaxation areas and a street workout space. A unique swimming pool surrounded by sunbathing areas. The heated indoor pool features interior design by GUNNI & TRENTINO. In addition to the indoor pool, there is a social club, a fully equipped gym, a hammam, and a sauna, all designed by GUNNI & TRENTINO.





Included equipment

Kitchen furniture, with a choice of two color options offered by the developer. Choice of two different paint colors and interior doors for the entire home. Shower replaced with a bathtub.

Environment

Sustainable Commitment

Naya Residences is committed to efficiency and respect for the environment through:

- Advanced insulation and high-performance double-glazed windows and doors.
- Efficient ventilation and the use of photovoltaic panels, which reduce energy consumption and bills.
- Large windows that maximize natural light and decrease the need for artificial lighting.
- Water conservation thanks to dual-flush toilets and faucets with aerators.

Energy certificate A









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