



MOON

RESIDENCIAL

SPECIFICATIONS

Housing

Structure

The foundation and structure are constructed of reinforced concrete in compliance with regulations. An independent Technical Control Agency (OCT) ensures that the structure is built correctly.

Facades

The facade is finished with 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 are finished with glass.

Roofs

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

Exterior Carpentry

The exterior windows and doors are made of lacquered aluminum and/or PVC with thermal breaks and double-pane glazing to provide maximum thermal and acoustic comfort. Motorized blinds will be installed in the living rooms and bedrooms.







Interiors

Partitions Between Homes and Interior Walls

The interior layout of the homes will be constructed using self-supporting laminated gypsum board partitions mounted on galvanized metal studs, with an insulating core to separate spaces intended for different uses.

The homes will feature suspended ceilings in all rooms, providing a uniform look and a refined design.

Interior Carpentry

The main entrance door to the home will be reinforced and finished on the inside to match the rest of the interior woodwork. Interior doors will be lacquered and equipped with soft-close mechanisms. The bedrooms are equipped with modular closets featuring doors that match the finish of the interior doors. Inside, they are fitted with a shelf at the top, a hanging rod, and a chest of drawers.





Interiors

Living room, bedroom, and hallways

The flooring in these areas will be large-format porcelain tile by PORCELANOSA. This flooring will be finished with baseboards that match the interior woodwork. The vertical surfaces are finished with colored acrylic paint. The living room features a seating area, illuminated by LED lights and featuring a combination of different ceiling heights in the suspended ceiling.

Bathrooms

The walls in both rooms will be finished with a combination of PORCELANOSA porcelain stoneware and acrylic paint. The ceilings will be finished with tempera paint. The shower will feature a ceiling-mounted showerhead, and the sinks and showers on the first floor will have wall-mounted faucets; the faucet in the master bathroom will be thermostatic.

Kitchen

The kitchen is delivered fully furnished with upper and lower cabinets and an ultra-thin countertop made of Dekton-type porcelain stoneware or similar material; it is equipped with an induction cooktop, range hood, oven-microwave tower, dishwasher, and a built-in Miele refrigerator or similar brand. An under-counter sink will be installed. In the kitchen, the area between the upper and lower cabinets will be finished with a combination of the same material as the countertop and acrylic paint on the remaining surfaces. The ceilings will be finished with acrylic paint.



Outdoor Spaces

The terraces are finished with slip-resistant porcelain tile similar to that used inside the home; PORCELANOSA brand, suitable for outdoor use, and with a finish that matches the interior of the home. The private gardens are finished with a combination of natural ground and slip-resistant porcelain tile. Custom-built swimming pool lined with porcelain tile and equipped with a salt-based chlorination system, as per the design.

Facilities

Plumbing and Sanitary Fixtures

The plumbing system includes a main shut-off valve in each unit and in wet areas (kitchens and bathrooms). Private terraces and gardens have water connections. The toilet is made of ceramic by Villeroy Bosch. The bathrooms on the ground floor and first floor feature sinks made of Krion—a blend of natural minerals and resin. A bathtub or shower stall will be installed depending on the available space and/or layout of the room.

Installation and Ventilation

Indoor air quality in the home is ensured by a mechanical ventilation system that removes stale air from damp rooms and by microventilation, which allows the home to be ventilated without having to open the windows

Home Automation

The villas feature an integrated home automation system that enables smart climate control, optimizing comfort and energy efficiency. The temperature in each room can be managed and operating schedules can be programmed using control devices, allowing for precise and personalized adjustments based on each user’s preferences.



Air Conditioning, Heating, and Hot Water

Domestic hot water is produced using air-source heat pumps. Homes are heated and cooled using zoned underfloor heating and cooling systems to enhance comfort. Ducted air conditioning is installed on the ground floor and first floor. Pre-installation for split-type air conditioning is provided in the basement.

Electricity, television, and telecommunications

Electrical installation in accordance with the Low-Voltage Electrotechnical Regulations and telecommunications installation in accordance with the Infrastructure Regulations, with TV and telephone jacks in the living room, kitchen, and bedrooms. Electrical outlets with USB ports in the bedrooms, living room, and kitchen. Video intercom system for access to the home on the ground floor and a control panel on the first floor.

Garage

The entrance gate to the covered garage is made of metal and is motorized with remote-controlled opening. Electric vehicle charging stations, in accordance with current regulations. The parking area will be paved with a surface suitable for vehicular traffic.

Customization for a fee

Furniture

For customers who choose to do so, we will offer a package that includes vanity units, mirrors, shower enclosure installation, and customization of the master bedroom walk-in closet, tailoring it to each customer’s needs and tastes with custom solutions that combine functionality and aesthetics. This offering is designed to transform every space into a unique experience.

Elevator

With the home’s long-term comfort, accessibility, and functionality in mind, we offer the option of installing a private elevator that is fully integrated into the villa’s design, thereby: facilitating access between floors for people with limited mobility; increasing comfort, especially in homes with multiple levels; and enhancing the home’s value by adapting it to future needs.

Solar panels

We offer the option to install, as an optional upgrade, a photovoltaic solar panel system with a storage battery—a modern and efficient solution designed for those looking to save on their electricity bill and embrace a more sustainable lifestyle.

Home Automation

Similarly, the proposal includes the option of installing a home automation system for the automated control of the home’s interior lighting and motorized blinds. This system will allow users to remotely or automatically control the turning on and off of lights, as well as the raising and lowering of blinds, providing greater comfort, energy efficiency, and security, while adapting to the residents’ needs and habits.



Landscaping

For those who wish to feel fully at one with nature, we offer the opportunity to have their garden transformed through a thoughtful and innovative landscape design.









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