

Turnkey  
**HOUSES** | ATLANTIDA  
**HOMES**  
Construction specifications





We know how to build houses with the highest quality.  
But we don't stop there.

Our experience shows that true quality is reflected not only in our work but also in the service provided by a dedicated team of professionals committed to developing the best project for you. We are here to support you when you need it. Unafraid to implement new solutions that achieve the best results, and dedicated to making the experience of building your home truly enjoyable.

At Atlántida Homes, what is visible matters.  
And what is not, makes the difference.

# Our houses include

## CONCRETE FOUNDATIONS\*\*

Surface foundation made of reinforced concrete, protected against humidity by a perimeter drainage system. However, the final solution is tailored to each specific design and soil type.

Necessary earthworks are handled and the disposal of generated waste is managed. In addition, we carry out the necessary trenches and conduits on the plot to connect the house to the existing infrastructure, including sewage, water supply, electricity, and telecommunications networks.”

If required, we can also incorporate basements or crawl spaces beneath our homes.

## EXTREMELY RIGID STRUCTURE

Our houses feature a structural system composed of steel pillars and beams, combined with a concrete floor slab. It is securely welded to the foundation by means of various connection pieces.

The advantage of this type of structure is that it allows complete design freedom, as it is specifically calculated and executed for each house. The entire framework consists of multiple three-dimensional frames welded together, ensuring high earthquake resistance and greater rigidity than traditional construction.





## **EFFICIENT FACADES**

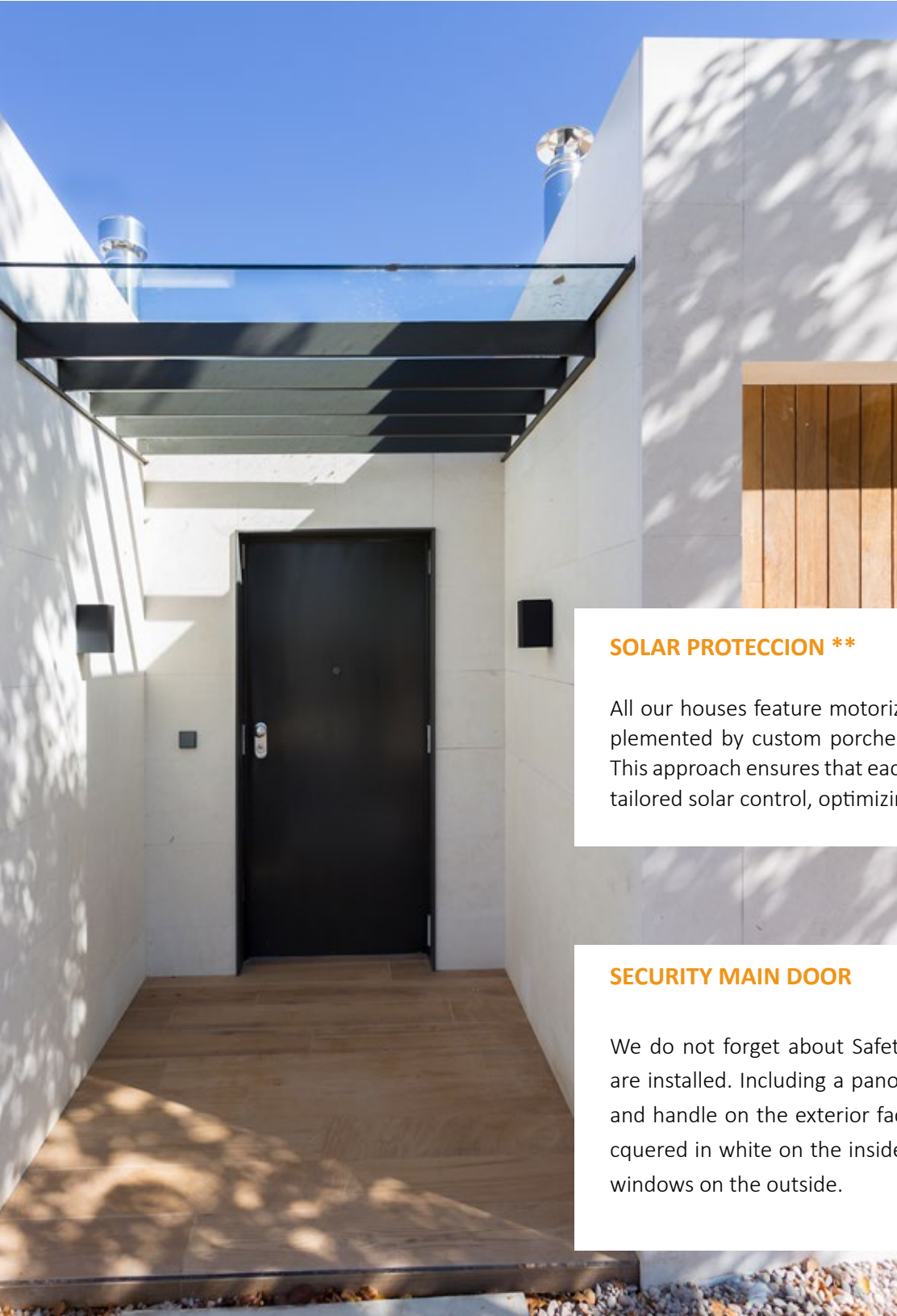
Our facade system consists of multiple layers that completely seal the interior space, ensuring optimal insulation and protection. The visible walls, structure, insulation, and installations are completely independent and do not interfere with each other. The system includes a metal profile substructure with a double layer of high-performance thermal and acoustic insulation, utilizing specialized technical panels that extend from the foundation to the roof.

Unlike the traditional envelope, this system significantly reduces construction time—cutting it down to a third—while also eliminating the need for cuts that could compromise structural integrity. By utilizing this method, the house achieves optimal insulation, effectively preventing the thermal bridges that are common in conventional construction.

The use of large-format technical porcelain tiles for facade finishes not only enhances the aesthetic appeal but also ensures durability and low maintenance. This material provides a variety of finishes, allowing the house to seamlessly blend with its surroundings while maintaining a modern and sophisticated look.

## **HIGH PERFORMANCE WINDOWS**

The exterior windows are made of PVC U, composed with multi-chamber profiles and double-glazing security laminate. In line with the maximum efficiency sought by Atlantida Homes, so that everything is integrated into the design of the house.



### **SOLAR PROTECCION \*\***

All our houses feature motorized blinds on every window, complemented by custom porches designed to your specifications. This approach ensures that each area of your home benefits from tailored solar control, optimizing comfort and energy efficiency.

### **SECURITY MAIN DOOR**

We do not forget about Safety. Steel armoured access doors are installed. Including a panoramic peephole, interior handle and handle on the exterior face finished in stainless steel. Lacquered in white on the inside and matches the colour of the windows on the outside.

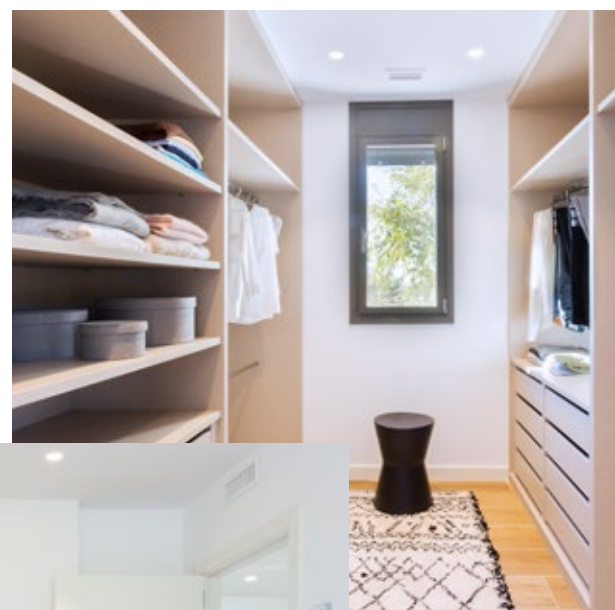
## **PARTITION WALLS**

Partition walls in our houses are made of steel profiles with double laminated plasterboard and thermal and acoustic insulation inside. They house the necessary installations and are finished with white plastic paint.

Similarly, a continuous false ceiling was installed throughout the house, incorporating an additional layer of insulation, recessed lighting, and accessible points for various installations as required.

## **CARPENTRY WITH A REFINED DESIGN**

We use designer carpentry with clean, minimalist lines in white, including folding doors, skirting boards, and built-in wardrobes with sliding doors. Door handles can be stainless steel or black. Storage is a key priority, so bedrooms are designed with careful consideration to ensure that built-in wardrobes offer ample capacity and integrate seamlessly with the rest of the furniture.



## WIDE SELECTION OF FINISHES

At Atlántida Homes, we place special importance on the flooring of the house, as it undeniably defines its overall appearance and influences the sensations experienced by its inhabitants. Therefore, our prices include porcelain flooring in a wide variety of finishes—a durable material that gives the home a contemporary look while ensuring the optimal performance of the radiant and cooling floor system



We also prioritize the bathrooms, ensuring they are delivered fully equipped.

The bathrooms feature large-format rectified tiling in a wide range of finishes, coordinated furniture with a matching work surface and washbasin, illuminated mirrors, modern-design taps, non-slip shower trays, and glass partitions. Every element is carefully selected to ensure that the bathroom is as well designed as the rest of the home, aligning with the growing trend of creating a warm and inviting space.

## FULL KITCHEN

We provide a voucher equivalent to the cost of a fully finished kitchen, featuring furniture with sophisticated lines complemented by durable stone worktops. It would include stainless steel sinks and high-spout chrome taps, along with the latest models of electrical appliances from leading brands like induction hob, an extractor hood, an oven-microwave tower integrated into the cabinetry, a fridge-freezer, and a dishwasher.

## INTEGRATED LIGHTING

Atlántida Homes houses feature a high level of electrification to meet current energy demands.

We tailor the lighting project to each user's needs, ensuring that our homes are delivered with either recessed low-consumption LED luminaires or designated light points for installing fixtures, depending on the chosen design. Each socket and switch is configured according to the client's preferences, with a strong emphasis on ensuring optimal lighting comfort.





## LATEST-GENERATION CLIMATE CONTROL TECHNOLOGY

Atlántida Homes' air conditioning systems utilize renewable energy sources, such as heat energy stored in the air. Our homes feature an aerothermal system with underfloor heating and cooling throughout. This is the most advanced air conditioning solution currently available, offering high efficiency, easy installation, and low maintenance.

To enhance home comfort, we implement a zoned climate control system, installing independent thermostats in the living room and bedrooms.

Additionally, homeowners can opt for air conditioning or a double-flow mechanical ventilation system with heat recovery. This system maintains optimal ventilation and air quality year-round while preventing energy loss, thereby ensuring a consistent indoor temperature.



## FACILITIES

All essential installations for the home are included, along with their connection to existing utility boxes at the plot's boundary.

- Complete plumbing and drainage installation.
- Electrical and telecommunications installations include built-in spotlights, data and television sockets in all rooms. All with a sleek, modern design
- Installation for electric car charging.
- Tap, socket and exterior light point; installed at the appropriate locations on the façade.
- Mechanical ventilation in bathrooms and kitchen.
- Alarm pre-installation.
- Video entry phone.

# The home you desire with the service you deserve

The initial budgets includes:

## Feasibility study

- Customised housing design
- Urban planning study.
- Topographical survey.
- Geotechnical study.
- Logistical study
- Incident report , if necessary

## Technical project development

- Desing, technical and construction Project.
- Project management.
- On Site Project management.
- Health and Safety Plan.
- On-site Health and Safety Coordination.
- Management of permits and approvals
- Supervision of all the necessary steps until delivery of the house.

## House construction

- Turnkey house as described in this report.
- Shallow foundations, on stable, level ground with medium soil consistency
- Installation of modules where normal accessibility conditions apply.
- 10 metres of trenches and conduits for the connection the house to the utilities at the plot boundary.

## Equipment

- Aerothermal climate control with underfloor heating and cooling throughout the house.
- Voucher for a custom-designed kitchen.
- Bathrooms fully tiled and equipped with modern fixtures.
- Built-in wardrobes with fully lined interiors.
- Electric motorized blinds installed on windows.
- Recessed LED lighting system.
- Video intercom system and pre-installation for a security alarm.

## Guarantees

- Energy efficiency certification in compliance with regulations
- Legal guarantee in accordance with the Building Law.

