

ORDINO MOUNTAIN RESIDENTIAL RESORT



Building specifications

- CABINS -

Contents

01 BUILDING

Foundation and structure

Façades

Pool covers

Partitions

02 COMMUNAL AREAS

Communal garden

Social club

Car park

Security

Spa and gym

Storage rooms

Foyers and staircases

Lifts

Contents

03 HOMES

Exterior framework

UV protection

Interior framework

Partitions

Flooring

Ceilings

Fireplace

Kitchen

Bedrooms

Guest bathroom and laundry room

Electricity, lighting, and home automation

Climate control

BREEAM Certification

O1 BUILDING



Foundations and structure

The foundations, retaining walls, and the building's main structure are made of reinforced concrete.

Thin steel pillars are used in the large glass windows on the first two floors of the homes to let in more light and provide enhanced views.

On the upper floors, the pitched roofs and their laminated external wood beams are designed in an exposed rhomboid pattern.



MAIN FAÇADE

With floor-to-ceiling glass, the main façade of each of the building's three blocks are one of the design's trademark features. The home's living spaces are located here, including the living room, dining room, and kitchen. The façade of floor-to-ceiling windows is designed to let in as much natural light as possible and provide spectacular views.

The upper section of this large glass façade features large fixed glass panels in extra-clear triple-pane glass to ensure optimal transparency with a low-emission pane of Saint-Gobian glass, an insulating double-pane chamber enhance thermal qualities, and structural butyral SentryGlas safety glass. The lower section of the façade features a combination of fixed and sliding panels in extra-clear triple-pane glass: a low-emission pane of Saint-Gobian glass and an insulating double-pane chamber that keeps cold out in the winter and heat out in the summer. The exterior frame that supports these glass panels is a top-quality Reynaers Hi-Finity system with minimal visual sight lines and a thermal break for optimal thermal insulation. All framework is concealed by the wooden pillars and roof, so that only glass is seen from both the inside and outside. The terrace railings are made of extra-clear laminated glass.

Rear and side façades

The building's remaining façades are clad in stone and Kingspan high-performance Kooltherm insulation without thermal breaks. There are practically no windows on the side façades and the bedroom windows open on the rear façade. These fixed, hinged windows have extra-clear triple-pane glass to ensure optimal transparency; a low-emission pane of Saint-Gobian glass and an insulating double-pane chamber keep cold out in the winter and heat out in the summer. The frame that supports these large glass panels is a high-quality Reynaers Masterline 8 Hi+ profile with thermal break and excellent thermal values. As needed, the windows on the upper floors will have extra-clear, tempered laminated glass panes and stainless-steel lintel.

The partitions that separate the homes' terraces are designed in trapezoidal-shaped laminated glass and translucent butyral to ensure privacy.





Roofing | An exceptional element

Ordino is in an exceptional spot in Andorra, and the location has a strong relationship with the mountain and natural surroundings. Given the setting, the construction of a typical block of flats that would transmit a clearly urban vibe was avoided. Rather, pitched roofs that convey a style more closely related to the mountain landscape were designed to lend the building a unique and distinctive character.



Roofing | High-tech wood

Each block or building has its own roof. The roof design gives the entire development a singular, exclusive aesthetic. The pitched roof is supported by a laminated GL28h-grade Douglas fir framework in a rhomboid pattern. Lateral supports are provided by reinforced concrete walls and laminated wood pillars at the front and rear. The pillars and roof are joined by a series of curved capitals in a singular and exclusive design: the pillars are formed by four pieces that separate at the capital. The roof extends several metres past the main façade in a stunning structural display that protects the windows from direct sunlight. The exposed rhomboid framework that supports the roof reveals a slatted false ceiling that enhances the building's visual appeal. Lasur UV-protection, fungicide, insecticide, and a water-repellent coating protect the wood from the sun's harsh rays. All hardware is made from stainless steel.





Roofing | Outstanding details

The roof features GL29h-grade cross-linked laminated beams, 60 mm CLT three-layered panels, GL24h-grade beam structure, 360 mm mineral wool insulation, 18 mm OSB3 top panel, waterproof UV coating, and Kerto-type micro-laminated panel edges. The distinctive roof is complemented by flawless attention to detail. The roof is fully tiled in large, high-quality certified slate slabs. Additionally, the roof ridge is curved, not pointed, for a modern and exclusive feel. The entire edge is finished in an exclusive fiberglass, a composite material used widely in the aerospace industry. The edging hides the galvanised steel gutters that collect rainwater, which are heated to prevent freezing during the coldest months of the year. Parts of the flat sections of roof are used as terraces. The paved sections are designed in faux-wood ceramic tiles. The landscaped areas hold 40 to 100 cm of soil.



O2 COMMUNAL AREAS



Communal garden

The blocks are arranged around a central garden, a design that provides access to all front doors as well as space for social gatherings and outdoor recreation. The multi-level garden includes landscaped areas with climate-adapted, water-efficient plant species, an automated watering system, benches and bins designed by Escofet, vertical designer LED lights for night lighting and walkways with bush-hammered concrete paving.

Social club

The complex has a 280 m² social club with a spacious hall that can be accessed from the communal garden. The club is equipped with a bioethanol fireplace, a second interior hall, a small storage room, and women's and men's toilets.

Car park

The development has a private car park. There are two ways to access the car park: a main entrance that has a ramp with an anti-frost system, and a second entrance that has an lift system that is hidden when not in use. Inside, the car park features wide parking spaces and spaces inside private garages for enhanced privacy. Both the door to the ramp and the doors to the private garages are automated and operated by remote control.

The car park is paved in trowelled concrete with an epoxy resin surface for optimal adhesion and resistance. Spaces are divided by painted concrete pillars. The car park lighting system is equipped with motion sensors. The car park has a mechanical smoke extraction system. Charging stations for electric vehicles are included in the design.

Security

Access is controlled by a sentry box with a security guard and CCTV is installed to monitor the communal areas.



SPA and gym

The development has an approximately 400 m² area for a spa and gym. It has 4 individual rooms with a changing room and private shower, lockers, and toilets. Both the spa and the gym open to a large, 70 m² panoramic terrace (17 m long).

The spa has a 50 m² stainless-steel swimming pool (12.5 m long and 4 m wide) with a textured bottom, concealed overflow, and steel ladder. It also features 5 stainless-steel beds for the jet massage system, 1 stainless-steel waterfall to house the back massage system, a stainless-steel water jet for the back massage system, jacuzzi massage bench with 9 water+air jet massage positions, and LED pool lighting.

SPA and gym | Equipment



The spa also features:

- A bi-thermal mist shower.
- Eight ergonomic infrared thermal loungers in birch and iroko wood.
- Sauna with glass façade and wood walls, benches, backrest, and headrests.
- Steam room with glass façade, vaulted acrylic ceiling with starry design in 150 LED lights with 8 colours.
- A stainless steel hot/cold shower with instant temperature response.
- A bi-thermal sequential shower with 18 chrome massage jets with programmed sequences that alternate hot and cold water through 4 levels of jets for general massage, localised massage, and enhanced circulation.
- A multi-jet bi-thermal shower with 8 chrome jets, touch screen, LED light therapy, and aromatherapy. The shower features programmed sequences that alternate hot and cold water through different levels of jets that provide contrast hydrotherapy and stimulate circulation.



SPA and gym | Finishes

The spa and gym are paved in stone, with 120x70 cm limestone in the wet areas and Douglas fir or larch wood siding on the walls and ceiling. Walkways, toilets, and changing rooms are paved in ceramic tiles, with divisions and ceilings in laminated drywall painted in water-repellent acrylic paint.

Storage rooms

Each home has a large, private storage space in the basement. The open parking spaces have a spacious private storage room directly behind each space. For homes with enclosed parking, the storage space is included in the garage. The spaces are paved in trowelled concrete and are divided by painted concrete pillars.

Foyers and staircases

Each home has an entry porch with a doormat with non-slip fibre strips that help scrape shoes clean. The aluminium front door is clad in Douglas fir. Each foyer has stainless steel mailboxes. A motion detector controls the recessed LED lighting. All foyers and staircases are paved in black slate and lined with a double layer of drywall painted in plastic paint.

Lifts

Schindler 3300 lifts with capacity for 9 people connect the parking level with the main entrance and each residential floor. Walls, ceiling, and doors in brushed stainless steel. Floor paved in natural stone.



Exterior framework | Hi-Finity Reynaers

The exterior framework on the main façade, behind which open the living rooms and kitchens, is designed in Reynaers Aluminium's exclusive Hi-Finity aluminium framing system. The Hi-Finity system is designed to provide the perfect balance between the home and its surroundings, an exceptional solution that delivers both durability and comfort with a natural, minimalist design for large spaces that call for elegance and natural light.

Reynaers has used the most advanced technology to create an extremely minimalist design. The aluminium profile is so discreet that the frame is practically invisible, creating a powerful sense of lightness. Never before have sliding doors made such an elegant and avant-garde impression. Hi-Finity achieves a perfect balance between material and style with stunning floor-to-ceiling windows. Hi-Finity takes aesthetics and functionality to a new level. The triple-pane windows and sliding system meet the strictest insulation requirements. Hi-Finity has been designed and developed by Reynaers in collaboration with architects specialised in building materials. The unique design of the Hi-Finity sliding system was awarded the Henry van de Velde label 2013. Granted by Design Flanders, the certification awards products for their innovative and aesthetic qualities.





Exterior framework | Reynaers MasterLine 8

The rest of the exterior framework on the building's rear façade, behind which opens the bedrooms, is designed in the Reynaers Aluminium brand's MasterLine 8 HI+ aluminium window-framing system. The system offers maximum performance with flawless thermal insulation and a watertight seal. This new generation of innovative window and door solutions reflects the current trend in architecture that lets in the maximum amount of natural light while delivering optimal insulation levels.

MasterLine 8 is designed for homes with high insulation and energy efficiency, including passive homes. For the High Insulation+ (HI+) variant, innovative insulation panels made of a low-emission glass insulate by reflecting and retaining heat, combined with an insulating seal for an airtight, watertight solution. MasterLine 8 windows meet RC2 burglary resistance standards to ensure safety and security.

R
REYNAERS

MASTERLINE 8
Window



UV protection

The bedrooms pair a blackout with a sunscreen blind, both with side tracks. All blinds, designed in a fiberglass fabric, come with a motor hidden discreetly in a recess in the dropped ceiling. The skylights in the bedrooms are equipped with a remote-controlled darkening system.

Interior framework

The front door to the home is armour plated and has a central lock system with 4 locks and a latch. Complete set of exposed stainless steel hardware and double lock for service staff. Smooth white lacquered finish.

The interior plywood doors have a smooth white lacquered finish and exposed stainless steel hardware. All door leaves come in a standard height, although the upper section is panelled on both sides in the same finish as the leaf to streamline the door design.



Partitions

The interior walls are designed in a galvanised steel substructure and double drywall on both sides. The drywall is water-repellent and moisture-resistant in the bathrooms and laundry rooms. The walls are finished in high-quality matte plastic paint.

Flooring

Multi-layer 16 mm-thick wood parquet compatible with underfloor heating created from a top layer of 44 mm oak wood, a layer of 12 mm phenolic-faced birch plywood, and a lathed oak board. Slats measure 20 cm wide and up to 180 cm long. An 8 mm-thick FONOLESS LF acoustic panel provides high-performance acoustic insulation. The kitchens, bathrooms, and laundry room have 60x60 cm porcelain stoneware tile flooring. The exterior flooring features faux-wood ceramic stoneware in slats that measure 20 cm wide and up to 180 cm long.

Ceilings

The ceilings in the living rooms and bedrooms on the upper levels has a structural rhomboid framework in exposed laminated Douglas fir wood. A dropped ceiling between the framework is made of laminated wood to enhanced the visual quality of the space. Some rooms have large rhomboid-shaped skylights with a double insulating chamber that provides the interior with natural overhead light. The skylights in the bedrooms are made of electrochromic glass, which turns opaque when voltage is applied, a state-of-art technology developed by the aeronautics industry.

Dropped ceilings in smooth laminated drywall over a concealed galvanised steel structure are found in the rest of the home. The laminated drywall is water-repellent in bathrooms and laundry rooms. Recesses and brackets are incorporated into the design for concealing blinds and recessed lighting.



Fireplace

The living room is equipped with a SLIMLINE by DEXO-
FOCUS bioethanol fireplace.



Kitchenette

The kitchen has a central island and opens to the living/dining room; a partition can separate the living room from the kitchen.

The kitchen cabinets are the LINE-L 13 model by SANTOS in white silk matte lacquer finish. The island cabinets have an upper gola profile and a push system for the lower drawers. The cupboards have the same finish with a vertical aluminium gola systems for easy opening. SANTOS drawer system with standard drawers in graphite, lower and interior drawers with straight sides and a more streamlined aesthetic. Drawers include a cutlery tray and dividers in graphite, plate holder in light graphite, four bins under the sink, and anti-slip PVC mats. The NEOLITH PIETRA DI PIOMBO countertops are 5 cm thick. The kitchen is equipped with a Gaggenau oven, microwave, hob, hood, and dishwasher (integrated), and a Siemens refrigerator and freezer. Neolith integrated sink and retractable kitchen tap.



SANTOS

GAGGENAU

NEOLITH

Bedrooms

The bedrooms are equipped with floor-to-ceiling wardrobes with a swing-door system and integrated handles, lacquered in white or with a wood finish. The wardrobes are lined and equipped with a shelf and a stainless steel bar.





En-suite bathroom

The bathrooms are open plan and have the same flooring and wall and ceiling finishes as the rest of the house. They are equipped with a VILLEROY & BOCH bathroom fittings complete with a shower tray with chrome thermostatic taps and an adjustable hand-held shower head, a wall-hung toilet and bidet, sink on a Neolith countertop with a HANDSGROHE chrome tap, heated towel rack, and backlit mirror. Partitions in transparent or translucent glass.

Guest bathroom and laundry room

The home has a guest bathroom off the hall. The bathroom features a DURAVIT sink and toilet, with floors, walls, and ceilings that match the rest of the house.

The home has an interior laundry room with a porcelain tile floor and is equipped with a sink, washing machine, and dryer.

Electricity, lighting, and home automation

The home features:

- JUNG or similar devices, compatible with the home automation system.
- LED lighting in the living rooms/kitchens and bedrooms controlled by wall switches and sensors.
- Light fixtures controlled by wall switches and sensors.
- Lights with motion detectors in halls and dressing rooms.
- Home automation package that includes a lighting control system, including motion detector, automated climate control, blind control and "good morning" mode, technical alarms that include flood sensors, front door sensor, and smoke detector, remote control to the car park, concierge 2.0, access control with video entryphone system, pre-installation of audio and video via Bluetooth.
- Scalable and customisable home automation systems.
- Digital TV sockets with satellite connection. - RTV and Wi-Fi sockets in living room, kitchen, and bedrooms.
- Fibre optics in the main rooms for telephone, TV, and data.
- Positioned façade lighting to accentuate the blocks of flats.
- The towel racks in the bathrooms will be heated.
- The complex will have a lightening rod.

Climate control

The design includes heating, air conditioning, and ventilation installations in the different areas of the housing complex. The complex will have 3 geothermal heat pumps to produce hot and cold water for the building's AC system and to produce DHW as the main source of thermal energy. Central propane gas boilers will be installed as an auxiliary system.

As terminal units, the entire home will be equipped with an underfloor heating/cooling system for an enhanced degree of comfort. To supplement the underfloor HVAC system, fan-coil terminal units will be used in all homes and heaters will be used in the communal areas in homes with more than one floor.

Homes will have a mechanical ventilation unit that will circulate fresh air to maintain consistent air quality. Each floor in multi-storey homes will have a mechanical ventilation unit.

BREEAM Certification

The homes will be BREEAM certified under the world's leading certification for sustainable buildings.

BREEAM is an international standard for building quality that reflects the building's value in terms of environmentally friendly construction, encouraging more sustainable buildings that have a socio-economic benefit: water and electricity savings and lower operating and maintenance costs.

Explanatory note | These building specifications are subject to change by the site manager or developer. The materials specified may be subject to change by the project manager without compromising quality. All references to commercial brands and models are indicative and will be definitively determined during the construction process by the developer and project manager.

ORDINO MOUNTAIN RESIDENTIAL RESORT

