

PAPIK®

QUALITY SPECIFICATIONS

INTRODUCTION TO THE CATALOGUE

At PAPIK Group, we approach every project as a one-of-a-kind work, born of the combination of constructive innovation, energy efficiency and personalised design.

Our Quality Specifications are intended to provide a detailed, transparent description of the materials, systems and processes used in the execution of the homes and buildings we construct, guaranteeing the highest standards of quality, sustainability and comfort.

This document is a technical and indicative guide, intended both for our clients and for the professionals involved in the development of the project. It sets out the principal construction elements, installations and finishes that characterise our buildings, selected according to criteria of durability, functionality and environmental responsibility.

PAPIK Group's philosophy is built on delivering comprehensive solutions in the construction of highly energy-efficient homes, committed to a model that combines advanced technology, exhaustive control of every phase of the process and complete personalisation of the final result. Every detail is conceived to safeguard our clients' wellbeing, optimising energy performance and ensuring an experience built to last.

With these specifications, we reaffirm our commitment to excellence, transparency and trust — the values that define the relationship we build with every client and that underpin the essence of PAPIK Group.

© PAPIK GROUP · PAPIK REAL ESTATE GROUP, S.L.U.



CONTENTS

Building system

1. Foundations and preliminary works
2. The Eskimohaus system
3. Vertical walls
4. Roof and floor structures
5. Windows and entrance doors
6. Interior partitions and dividing walls

Finishes specification

1. External insulation
2. Exterior cladding
3. Interior lining
4. Roof and floor structures
5. Shutters, glazing and joinery
6. Ventilation, DHW and heating
7. Interior finishes
8. Extras: Photovoltaic panels

1.1 FOUNDATIONS AND PRELIMINARY WORKS

The foundations are the starting point of the build and establish the conditions required for the construction process to proceed correctly. Before they are executed, the earthworks are carried out, along with the perimeter retaining walls and the installation of drainage and sewer connections, forming the technical base on which the building will rest.

The scope of these works is determined by the nature of the ground, the geotechnical survey and the topography of the plot. It is essential that all of them are complete before the assembly team arrives, ensuring an orderly construction sequence free of interference that could affect the pace of the work or the overall programme of the home.

Likewise, provisional electricity and water connections must be properly in place, so that from the outset the site has the supplies needed to execute the foundations in optimal conditions and in complete safety.

The foundation slab plays a key role in protecting the home against damp, seepage and biological agents from the subsoil. Its high thermal inertia also makes it possible to harness the heat stored in the concrete itself, in combination with the insulation layer beneath it, contributing to the overall energy performance of the home.

In constructive terms, the slab can be raised on a ventilated sub-floor or laid directly on a continuous bed of thermal insulation, the thickness of which is determined by the needs of the project. Once the concrete has been poured, the surface is levelled with self-levelling mortar ready for the correct installation of the final flooring.

The self-levelling mortar is applied by the same team responsible for the foundations, ensuring end-to-end control of the process and consistent quality of execution.

Once the slab is complete and its strength, moisture and flatness parameters have been verified, PAPIK's assembly team begins erecting the timber structure, setting in motion the industrialised process that defines our high-efficiency homes.



1.2 THE ESKIMOHAUS BUILDING SYSTEM

PAPIK Group's Eskimohaus building system is based on a lightweight timber frame built directly on site, allowing meticulous control of every joint and a continuous, airtight envelope. This method guarantees exceptionally low thermal transmission, markedly reducing energy losses and raising indoor comfort at any time of year.

The vertical structure is made up of solid timber studs with C24 structural grading, selected for their mechanical stability and excellent behaviour under sustained loads. Over these elements, GL24 glulam beams form a solid one-way floor structure capable of distributing loads evenly. The result is a strong, lightweight skeleton perfectly suited to the demands of contemporary building.

The envelope is completed by sheathing the frame with OSB panels on the outer face, providing rigidity and airtightness control, and Superpan panels on the inner face, improving impact resistance and the quality of the substrate for interior finishes. Together, the two materials create a stable, precise envelope ready to receive high-performance insulation systems.

The voids between the structural members are filled with thermal insulation, creating a compact, homogeneous volume that optimises the energy performance of the home as a whole. This solution achieves insulation values superior to conventional methods, fostering a balanced, quiet interior of outstanding hygrothermal quality.

The Eskimohaus is thus an advanced building system, integrating energy efficiency, comfort and sustainability in a robust, precise and durable structural solution.



1.3 VERTICAL WALLS

The vertical walls are conceived as a fundamental element of a high-performance building system. Their role goes beyond simple enclosure: they form a technical envelope designed to guarantee structural stability, energy efficiency, hygrothermal control, acoustic comfort and durability superior to traditional systems. The combination of natural materials, advanced insulation solutions and rigorous execution allows us to deliver homes with exceptional performance throughout their service life.

The wall's core is a solid timber structure, carefully selected for its mechanical properties and its natural capacity to regulate moisture, remaining stable even in changeable climatic conditions. In its **standard configuration**, the wall comprises 70 cm of timber structure, 15 cm of OSB panel, 15 cm of interior plasterboard and 15 cm of exterior plasterboard, giving a total thickness of approximately 115 cm. This build-up may vary according to the technical requirements and design of each project.

“The timber we use comes from **certified suppliers**, guaranteeing a low carbon footprint and reinforcing PAPIK's commitment to a sustainable, renewable construction model that respects its surroundings”.

This structure is clad externally with a high-density OSB panel, which provides rigidity and dimensional stability and is a key element in controlling airtightness. On the inner face, a Superpan panel made of wood fibres and particles improves the acoustic insulation of the wall and provides a strong, ideal surface for the interior finish.

The combination of the two materials creates a double barrier that responds efficiently to mechanical loads and the demands of indoor comfort.

The wall cavity is filled with blown-in cellulose insulation, an ecological material notable for its thermal regulation and excellent acoustic behaviour. Blowing the insulation in allows it to fill every gap in the cavity, avoiding thermal bridges and guaranteeing a continuous, homogeneous envelope.

This insulation ensures a high level of comfort all year round and significantly reduces the home's energy consumption.

A waterproof, breathable membrane is fitted over the structure to act as a diffusion barrier. Its role is to protect the wall from external moisture, preventing water or wind from penetrating the structure while still allowing the system to breathe outwards. Thanks to this balance, the wall retains its hygrothermal capacity and long-term problems such as hidden condensation or material degradation are prevented, extending the life of the whole.

On the outer face of the wall, an additional 6-centimetre layer of thermal insulation reinforces the overall performance of the wall and prepares it for the most demanding low-energy building standards. This insulation accepts different finishing solutions: a continuous ETICS render system that protects against thermal and weather variations, or a ventilated façade that optimises the natural evacuation of moisture and allows claddings of natural timber, high-stability synthetic materials or Viroc-type fibre-cement panels. This aesthetic versatility means the design of the home can be integrated into any setting: contemporary, rustic or minimalist.

On the inner face, a technical service void is created. This service cavity avoids penetrations of the structure or the insulation, improves the acoustic performance of the envelope and makes future work easier without affecting the main wall.



1.4 ROOF AND FLOOR STRUCTURES

The roof and floor structures are formed by a one-way horizontal structure of 120 × 240 mm GL24 glulam beams, combining mechanical strength, dimensional stability and excellent behaviour under permanent and variable loads. The structure is completed with Superpan panels on the upper face and OSB panels on the lower face, creating a solid, balanced system with blown-in cellulose insulation inside to guarantee high thermal and acoustic performance.

A waterproof, breathable membrane is installed over the upper surface of the floor structure, protecting the timber from external moisture without compromising its ability to breathe.

A sub-structure of battens is then built to create the falls needed for water run-off and to form a continuous ventilated cavity. This cavity acts as a thermal buffer, regulates the hygrothermal behaviour of the assembly and helps extend the service life of the roof.

The sub-structure is sheathed with Superpan panels and waterproofed with a reinforced bituminous membrane finished with a self-protected layer, creating a continuous barrier that guarantees watertightness even in adverse weather. This system provides reliable protection against moisture and is the ideal base for the final roof finishes.

The final finish can be either traditional clay roof tiles or structural sandwich panel, choosing the most suitable solution for the architectural design of the project and the degree of insulation required. Both options offer durability, low maintenance and an effective response to sun and rain exposure.

Experience accumulated on site in recent years has led us to prioritise traditional roof systems with **external rainwater drainage** via exposed downpipes.

This technical decision improves rainwater management, reduces the likelihood of incidents and avoids internal pipework, which can be more complex to maintain.

The result is a robust, ventilated roof perfectly adapted to episodes of intense rainfall, which are increasingly common. The system provides safety, stability and a constructive performance in line with our standards of efficiency and durability.



1.5 WINDOWS AND ENTRANCE DOORS

Windows and entrance doors are among the most decisive elements in the energy efficiency of the envelope, as they must strike a precise balance between airtightness, thermal insulation, acoustic comfort and natural light. Choosing them correctly influences the thermal stability of the interior, the durability of the home and the reduction of energy consumption, above all in high-efficiency buildings.

To secure this level of performance, PAPIK Group works with internationally renowned manufacturers and selects high-performance timbers, with Passivhaus certification achievable where the needs of the project require it.

These windows stand out for their high airtightness (class 4 to UNE-EN 12207), very low thermal transmittance of frame and glass, and stable behaviour even in climates with wide temperature swings. Meeting these requirements guarantees more efficient heating and cooling, as well as markedly superior indoor comfort.

Windows may be timber, timber-aluminium or PVC, selected according to the architectural demands and the client's needs.

Timber profiles provide high mass and excellent thermal stability, while timber-aluminium combinations offer the interior warmth of wood with the maintenance-free exterior resistance of aluminium.

PVC windows, for their part, deliver highly competitive U-values and a high level of airtightness. Notably, the PVC profiles we use are made from recycled and recyclable materials in a low-impact production process, making them an ecological, responsible choice far removed from the traditional perception of conventional plastic.

The glazing has a direct bearing on the overall thermal performance of the window. Double or triple glazing is used, with argon-filled cavities and low-emissivity (Low-E) coatings, achieving whole-unit thermal transmittance values of between 0.8 and 1.3 W/m²K depending on the configuration selected, contributing directly to lower energy consumption.

Airtightness is reinforced with continuous gaskets, high-density weatherstripping and multi-point locking systems, which minimise air infiltration and prevent heat losses even in strong winds. Where acoustic comfort is a priority, laminated glass with acoustic PVB is fitted, achieving attenuation levels far beyond those of a conventional window.

Entrance doors use high-density panels and reinforced frames that ensure structural stability, thermal-bridge breaks and exceptional behaviour under sudden temperature changes. The leaves include internal reinforcements, perimeter gaskets and security locks that guarantee a balanced combination of insulation, airtightness and protection.





1.6 INTERIOR PARTITIONS AND DIVIDING WALLS

Interior partitions are built with a lightweight structure of 65 × 45 mm timber battens, forming an orderly grid free of distortion. The timber used meets the structural gradings needed to guarantee optimal behaviour under vertical and lateral loads, and offers excellent hygrothermal performance, helping regulate the indoor humidity of the home.

This structure is lined on both faces with OSB panels and plasterboard. The OSB stiffens the assembly, acting as an internal diaphragm that markedly improves the stability of the partition and makes it easy to fix furniture and suspended elements. The plasterboard provides a smooth, continuous, resistant surface suitable for any decorative finish.

In wet areas such as kitchens and bathrooms, moisture-resistant boards (type H1) are used, guaranteeing suitability in environments exposed to water vapour.

The lining created by this build-up offers ample space to integrate the building services (electrical, plumbing or climate control) without compromising the integrity of the enclosure or interfering with the main structure. The internal space allows work to be carried out with total precision and minimises the need for chasing, preserving the airtightness, acoustic continuity and durability of the system.

Acoustically, the system performs very efficiently: the combination of timber, OSB, plasterboard and the option of acoustic blankets inside the build-up reduces airborne noise transmission between rooms.

Depending on the needs of the project, the partition can incorporate absorbent material (mineral wool or blown-in cellulose), significantly increasing acoustic insulation and achieving optimal values in bedrooms, studies and leisure rooms.

In terms of fire protection, plasterboard acts as a thermal barrier thanks to its crystallised water content. In strategic zones, type F (fire-resistant) board can be used which, together with the low flammability of OSB and the natural compartmentalisation the partitions provide, increases the overall safety of the building.

The system offers a high degree of flatness and structural lightness, simplifying the fitting of floors and windows as well as future changes to the layout without invasive work.





FINISHES SPECIFICATION

2.1 EXTERNAL INSULATION: GRAPHITE EXPANDED POLYSTYRENE (EPS) THERMAL INSULATION

Graphite expanded polystyrene (Graphite EPS) external insulation is a material engineered to deliver superior thermal performance thanks to graphite particles incorporated into its structure.

This additive optimises the reflection and absorption of thermal radiation within the foam, lowering conductivity and markedly improving insulation efficiency compared with conventional white EPS panels.

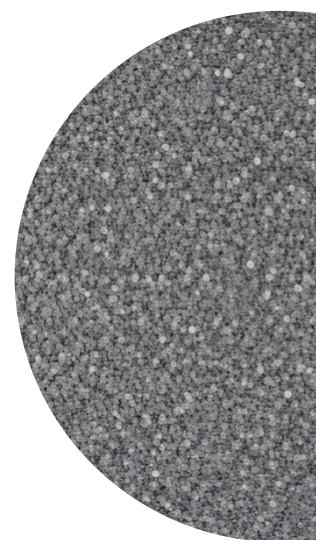
Its grey tone, a result of this chemical modification, makes it visually identifiable and distinguishes it from conventional white EPS.

The graphite-enriched EPS beads are expanded into a rigid, homogeneous, low-density foam that is especially efficient in ETICS systems and in external insulation solutions over lightweight framed walls. It offers an optimal balance of thermal performance, mechanical strength and ease of installation on site.

The thermal conductivity of Graphite EPS typically sits at around $\lambda \approx 0.031\text{--}0.033 \text{ W/m}\cdot\text{K}$, allowing thinner insulation build-ups to achieve the same thermal transmittance as other conventional materials.

This improvement translates into slimmer façades, easier assembly and optimised overall energy performance for the building.

Its hygrothermal behaviour shows low water absorption by immersion and minimal capillarity, ensuring stability and a long service life even in demanding climates.



Its light weight makes handling easier and shortens installation times, while its elasticity prevents cracking and ensures a precise fit to the substrate, even at corners and complex geometries.

In terms of safety, Graphite EPS is usually manufactured to Euroclass E or F under EN 13501-1, so it must be correctly integrated into approved systems that guarantee the fire performance of the façade through specific mortars, renders and protective layers. Applied in combination with PAPIK's construction solutions, it delivers excellent thermal performance without compromising regulatory safety requirements.

The thicknesses available for external application are 4 cm, 6 cm (standard), 8 cm, 10 cm and 14 cm, making it possible to **tailor the solution to the requirements of the project**, optimising the overall thermal transmittance of the wall to comfortably reach low-energy housing standards and even Passivhaus levels.



2.1 EXTERNAL INSULATION II: ROCK WOOL – ECOLOGICAL THERMAL AND ACOUSTIC INSULATION

Rock wool is an insulating material made from volcanic rock that is melted and spun into mineral fibres. It combines thermal efficiency, fire protection, acoustic comfort and environmental sustainability, with technical performance that remains unchanged over time.

It stands out as a non-combustible material (class A1), able to withstand extremely high temperatures without releasing toxic gases. It acts as a fire barrier that buys valuable extra time in an emergency, strengthening the overall safety of the building.

Its porous structure and controlled density also give it excellent acoustic performance. It absorbs and attenuates sound waves, reducing noise transmission both from outside and between the different rooms of the home. This behaviour makes it a key component in guaranteeing a quiet, balanced and comfortable interior.

It holds its shape and performance without deformation or loss of insulating capacity, even in damp conditions or under thermal variation, remaining effective for decades with no specific maintenance.

Environmentally, rock wool is an **ecological** and **recyclable** material, made from natural mineral resources using production processes strictly geared towards energy efficiency.

The thicknesses available for external application are 6 cm — the standard thickness — and 10 cm, allowing the degree of insulation to be adapted to the specific needs of the project. This material is included in the base budget and integrates easily into ventilated façade or ETICS systems.



2.1 EXTERNAL INSULATION III: NATURAL EXPANDED CORK

Natural expanded cork is an insulation of entirely plant origin, notable for its sustainability, stability and excellent thermal and acoustic performance. It is produced through a controlled thermal toasting process in which natural cork expands under heat, activating the suberin present in its cellular structure. This biopolymer acts as a natural binder, allowing rigid panels to be formed without synthetic resins, chemical additives or petroleum-derived components. The result is a pure, safe material with highly reliable technical behaviour.

One of its most remarkable characteristics is its negative carbon balance: as it grows, cork captures CO₂ from the atmosphere, and the manufacturing process keeps that carbon locked in, contributing to a net reduction in emissions.

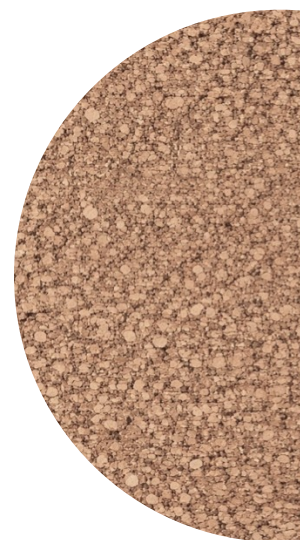
Its closed-cell structure offers a balanced combination of thermal insulation, acoustic insulation and vibration damping, cutting energy losses and effectively mitigating airborne and structure-borne noise.

It offers **exceptional durability**: resistant to ageing, moisture, compression and biological attack, it keeps its properties intact for decades **with no maintenance**.

It integrates perfectly into external insulation systems, whether as an exposed finish or as the base for ETICS systems.

It holds an A+ emissions certification, guaranteeing an indoor environment free of harmful volatile compounds.

The available thicknesses, 6 cm — the standard — and 10 cm, allow the thermal behaviour of the wall to be adjusted to the demands of the project, offering a natural, efficient insulation solution.



2.2 EXTERIOR CLADDING: ETICS (EXTERNAL THERMAL INSULATION COMPOSITE SYSTEM)

The External Thermal Insulation Composite System (ETICS) is an advanced construction solution for optimising a building's energy performance and improving indoor comfort. It is ideal both for new builds and for refurbishment, as it upgrades the thermal envelope without touching the interior spaces. With this system, the building gains thermal stability, reduces energy losses and runs more efficiently all year round.

ETICS consists of an insulating panel fixed to the outer face of the wall and protected by a continuous render made up of specific mortars and reinforcement layers. Together they act as a homogeneous thermal envelope that eliminates thermal bridges and improves the energy performance of the façade.

Depending on the insulation used — graphite EPS, rock wool or expanded cork — the system also brings additional benefits in acoustics, sustainability or fire performance, adapting to the characteristics of the project and the needs of the client.

Beyond its thermal performance, ETICS makes the façade more durable. The external render protects the wall from solar radiation, thermal swings, rain and wind, reducing the direct exposure of the structural materials to the elements. This protection extends the service life of the envelope and reduces long-term maintenance needs.



A photograph of a modern, minimalist building with a white facade. A large palm tree stands behind the building against a clear blue sky. In the foreground, there is a wooden deck and a glass door with a wooden frame. A black metal railing is visible on the left side of the deck.

“The system preserves the breathability of the wall, allowing controlled diffusion of water vapour from inside to outside. This hygrothermal balance prevents condensation and improves the healthiness of the indoor environment, especially in highly airtight homes.”

TECHNICAL DEPARTMENT

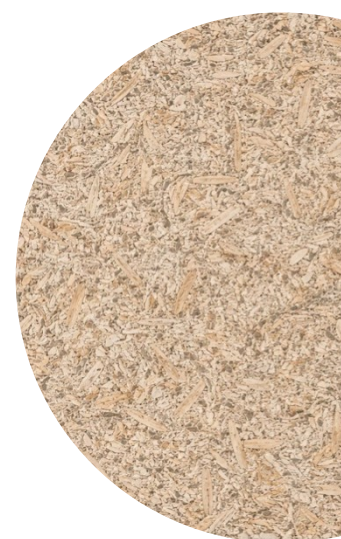
2.2 EXTERIOR CLADDING: VENTILATED FAÇADE WITH CEMENT-BONDED WOOD COMPOSITE PANEL (CBPB)

The ventilated façade with CBPB composite panel is a high-performance exterior cladding solution, suited to buildings that demand durability, stability and optimal behaviour in the face of the weather. CBPB (Cement Bonded Particle Board) combines wood particles with Portland cement, uniting the lightness and workability of timber with the mechanical strength and robustness of cement, producing stable, resistant panels fit for demanding exterior applications.

The ventilated façade system significantly improves the building's energy performance thanks to the air cavity between the cladding and the load-bearing wall, which encourages natural ventilation, reduces summer heat loads and prevents moisture build-up, contributing to more efficient and stable hygrothermal behaviour.

Overall, CBPB offers **excellent thermal**, acoustic and fire performance, together with high **resistance to moisture** and to biological agents, guaranteeing a long service life with low maintenance.

Aesthetically, CBPB panels display a natural texture and subtle variations of tone that lend a contemporary, distinctive image. Their versatility of finishes and modulation allows them to suit a wide range of architectural languages without compromising the technical coherence of the system.





2.2 EXTERIOR CLADDING: NATURAL TIMBER FAÇADE

The natural timber façade is an aesthetic, sustainable solution that brings warmth, texture and personality to the building, blending harmoniously into rural, urban or natural settings. Its versatility allows different sections, layouts and treatments, suiting both contemporary architecture and more traditional designs.

This **flexibility** makes timber an exterior finish capable of giving the whole a **unique architectural identity**.

Its cellular structure gives it thermal and acoustic behaviour that contributes to indoor comfort, while also acting as a hygroscopic regulator, balancing ambient humidity and fostering a healthier, more stable indoor environment. These qualities, together with its low environmental footprint, make it a choice aligned with sustainable building standards.

Installation as a ventilated façade significantly improves the durability of the cladding by allowing air to circulate continuously through the cavity behind it.

This natural ventilation reduces moisture build-up, prevents condensation and helps extend the life of the material, even in demanding climates. The ventilated system also increases the building's energy efficiency, acting as an additional barrier against solar radiation and helping balance the thermal behaviour of the envelope. The natural timber façade is a lightweight solution with a fast, precise installation process.

Maintenance is relatively simple and can be tailored to the client's expectations: from preserving the natural patina of controlled ageing to applying protective treatments that keep the timber's original colour and texture.



“The timber used on the façade is a 100% natural, renewable and recyclable material, selected according to sustainability criteria and sourced from forests that are managed responsibly.”

DEPARTMENT OF
CONSTRUCTION
AND DESIGN



2.2 EXTERIOR CLADDING: COMPOSITE TIMBER FAÇADE

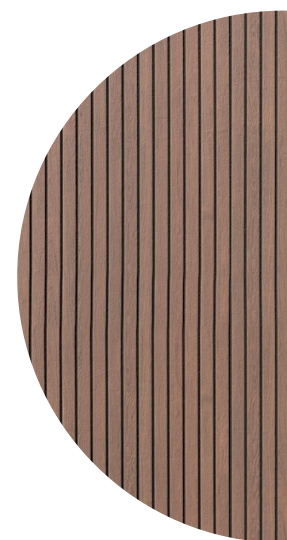
The composite timber façade is an exterior cladding solution designed to offer the warm, natural look of wood with the stability and resistance of advanced composite materials. Its uniform finish and predictable behaviour make it ideal for projects that demand durability and low maintenance without giving up a contemporary aesthetic.

The material is made from plant fibres combined with recycled polymers, giving it high resistance to moisture, radiation and sudden temperature changes. Thanks to this composition, the panels keep their original geometry and avoid the issues common to natural timber, such as warping, cracking or fading, even under prolonged outdoor exposure.

One of its main advantages is virtually zero maintenance. Composite timber needs no varnishes, oils or periodic treatments, keeping a stable, uniform appearance over the years. This makes the cladding easy to keep in good condition and reduces the costs associated with façade maintenance.

The material is recyclable and performs well environmentally compared with other synthetic solutions, especially in ventilated construction systems. Installed as a ventilated façade, it improves the thermal efficiency of the whole and contributes to sound hygrothermal behaviour.

All told, the composite timber façade offers stability, durability and a **consistently natural aesthetic**, comfortably meeting the technical demands of a high-performance exterior cladding.





Plasterboard, commonly known in Spain as pladur, is a material widely used for interior partitions, wall linings and suspended ceilings thanks to its versatility and the quality of its finish. It has a gypsum core faced with two sheets of cellulose board that act as reinforcement, combining the mechanical strength of gypsum with the flexibility and dimensional stability of the facing. It is a lightweight, stable system suited to all types of interior.

One of plasterboard's main advantages is its ease of installation, allowing fast, precise execution with minimal intervention on site. Dry assembly reduces waste and makes it easy to integrate electrical, plumbing or climate-control services inside the partitions without affecting stability. The final surface is perfectly smooth and continuous, ready for paint, ceramic tiling or any decorative finish.

Technically, plasterboard offers thermal and acoustic performance well suited to interior compartmentalisation, contributing to the overall comfort of the home. It also behaves favourably in fire thanks to the chemically bound water in the gypsum, which acts as a natural retardant.

The system can be **adapted to a wide range of requirements through specific board types**, such as **moisture-resistant** boards for wet areas, **fire-rated** boards for zones requiring greater protection, or **high-impact** boards for areas subject to knocks or heavy use.



“Plasterboard is a reliable, economical and technically capable interior lining, able to meet the functional and aesthetic requirements of the home with a consistent level of quality.”

PROJECTS DEPARTMENT



2.3 INTERIOR LINING: THREE-PLY SOLID TIMBER BOARD

Three-ply solid timber board is a panel of three layers of wood bonded together with the grain running in alternate directions to increase dimensional stability and improve bending strength. This configuration counteracts the natural stresses of the wood and produces a rigid, stable panel with little susceptibility to distortion caused by humidity or temperature.

Although it belongs to the structural timber category, its continuous surface and visual quality also make it an excellent interior finishing element. Its natural, homogeneous, clean-lined appearance lends itself to decorative applications and to claddings where a warm, carefully composed finish is sought.

Three-ply board stands out for its rigidity and durability, qualities that suit it to multiple uses: interior wall and ceiling linings, fitted furniture, flooring, exposed structural elements and components of industrialised systems or lightweight timber-frame homes. Its mechanical behaviour allows it to serve both light structural functions and purely decorative ones.

All in all, three-ply solid timber board is a **strong** and **high-quality** option, capable of adding technical and aesthetic value to projects that call for **natural finishes** and a high degree of constructive precision.



2.3 INTERIOR LINING: GYPSUM FIBREBOARD (FERMACELL)

Gypsum fibreboard is a homogeneous, high-density panel made from natural gypsum and recycled paper fibres, combined with water-repellent additives and free of synthetic binders. This composition gives the material a solid, stable, resistant structure, suited to settings that demand a robust finish.

It is typically used for partitions and ceilings in wet areas such as kitchens and bathrooms, as well as in semi-exterior spaces requiring greater resistance to moisture and temperature variation. Thanks to the panel's high density and mechanical stability, it outperforms conventional plasterboard linings.

The recessed, bevelled (90°) edges allow fast, precise installation, producing a clean junction between boards and preventing visible joints. Joints are sealed with dedicated compound and paper tape, creating a continuous, firm finish ready for paint or further coverings.

Gypsum fibreboard offers high fire resistance owing to its mineral composition and the absence of combustible components. Likewise, its behaviour in damp conditions and its impact resistance make it well suited to areas of heavy use. The material also contributes to the thermal and acoustic comfort of the space, providing a stable, healthy indoor environment thanks to its low emission of volatile compounds.

In short, it is a versatile, resistant interior lining, fit for projects that demand greater durability and superior performance in exacting conditions.



2.3 INTERIOR LINING: OSB PANEL (ORIENTED STRAND BOARD)

OSB is a structural panel made from wood strands pressed with synthetic resins under controlled high pressure and temperature. This production process yields a dense, highly stable material capable of responding efficiently to mechanical stresses and to the environmental variations typical of timber building systems.

Generally made from softwoods such as pine or spruce, OSB is composed of several layers of strands laid in alternating directions. This cross-orientation of the fibres provides rigidity and dimensional stability, reducing the risk of distortion and improving the board's behaviour in bending, compression and shear. Its homogeneous structure allows it to be used in applications requiring strength in several directions, increasing its versatility within the project.

Beyond its structural capacity, OSB offers thermal and acoustic performance appropriate for interior linings, enclosures and light load-bearing elements. Its continuous surface makes it easy to apply other finishes and allows fast, precise assembly.

OSB is used both as a structural component and as an interior lining, bringing solidity, stability and consistent performance over time. Its technical behaviour, ease of handling and compatibility with the system's other materials make it a reliable, effective solution for projects seeking robustness and efficiency.





Adjustable, stacking shutters are a solar protection solution especially suited to homes that require precise control of natural light and an effective reduction in heat gain. Their design allows the slats to be angled to regulate light levels without glare, maintaining indoor comfort and reducing reliance on climate-control systems. We choose models from leading manufacturers, recognised for technical quality, reliability and long service life.

Made from materials that resist weathering and wear, these shutters integrate easily into different architectural styles and strike the right balance between solar protection, privacy and outward visibility. Their compatibility with automation systems allows their operation to be optimised through light sensors or scheduling, achieving energy savings of up to 20%. This efficient behaviour, combined with a long service life, makes adjustable shutters a sustainable, low-maintenance solution.

Within this family, adjustable-slat shutters (available in 70 and 90 mm versions) stand out for their structural solidity, clean-lined design and very fine control of natural light. The slats allow light intensity to be adjusted to the needs of the space, ensuring constant visual comfort and blocking direct solar radiation. Closing is quiet and stable, even under intensive use.

This system delivers remarkable performance in solar control, blackout and wind resistance, guaranteeing stability and safety on exposed façades. Its behaviour under dynamic wind loads and its optimised design allow safe installation on single-family homes and larger buildings alike.





2.4 SHUTTERS, GLAZING AND JOINERY: GLAZING

Glazing is a fundamental component of the thermal, acoustic and security performance of exterior joinery. Advances in the sector allow specific configurations to be selected for the needs of each project, whether to optimise energy efficiency, improve indoor comfort or increase security against impacts and unwanted entry. The right choice directly influences the window's thermal transmittance, solar control and insulation from outside noise.

Many parameters can be specified in a window, and together they determine its behaviour: the thickness of each pane, the number and width of the cavities, the type of insulating gas in the unit and the presence of specific treatments, solar control or security laminates. Combining these elements allows the glazing to be matched to the energy and acoustic comfort requirements of each project, and also influences the final cost of the joinery.

As the standard solution, a low-emissivity 4 / 16 / 4 unit (24 mm total thickness) is fitted, with an argon-filled cavity, offering an optimal balance of thermal insulation, energy efficiency and heat-loss control. From this base configuration, the glazing thickness can be increased according to the needs of the project.

This type of build-up reduces the thermal transmittance of the unit and improves the overall behaviour of the window without compromising natural light. Argon, having lower thermal conductivity than air, increases the effectiveness of the glazing and helps keep the indoor temperature more stable.

In short, selecting the right glazing is a key element in the overall performance of the envelope, improving comfort.



2.4 SHUTTERS, GLAZING AND JOINERY: JOINERY/WINDOWS

Windows play an essential role in the building envelope, directly affecting natural light, ventilation and the thermal and acoustic insulation of the interior. Quality joinery markedly improves the comfort of the home, reduces energy demand and provides durability against the outdoor climate. It influences thermal stability, noise reduction, the efficiency of climate-control systems and the aesthetic coherence of the architectural project.

The choice of joinery system responds both to the client's preferences and to the technical requirements of the building: the level of insulation needed, expected maintenance and architectural style. PAPIK Group works with a range of window solutions that adapt each project to its context and specific needs. These include solid timber joinery such as the Ventacim VMM 74 and VMM 95 models, which offer excellent thermal efficiency and high stability, especially suited to demanding climates. Also available is the mixed Ventacim Super-Comfort system, which combines the aesthetic quality of timber inside with the protection of aluminium outside, delivering superior durability and reduced maintenance.

We also offer options in ecological PVC joinery from Kömmering, Europe's number-one brand in PVC window profiles, with more than 40 years' experience in Spain and a presence in over 30 countries. Its profiles are made with Kömalit Z, an exclusive formulation that provides greater rigidity and colour stability, making them immune to erosion and the passage of time. They also carry the Greenline® seal certifying an optimal ecological balance, and hold AENOR Product and Environmental Management Certificates.

Specifically, we use the “Xtrem Generation” profiles, designed expressly for the climate of the Iberian Peninsula, classified as severe in terms of solar radiation. These systems achieve the highest rating for air permeability (Class 4), wind resistance (up to C5) and thermal transmittance values from 0.80 W/m²K, with acoustic reduction of between 32 and 48 dB.

Together, the various joinery solutions allow the performance of the envelope to be matched to the objectives of the project, guaranteeing indoor comfort, energy efficiency and proper architectural integration.

TIMBER WINDOW MODELS

Ventaclim VMM 74

The Ventaclim VMM 74 is made of high-quality solid timber, with a 74 mm sash section and a 71 mm frame. It incorporates a triple seal, guaranteeing excellent performance against air, water and wind. It accepts glazing up to 33 mm, delivering very good thermal and acoustic insulation values. Its natural finish provides a warm, elegant aesthetic, well suited to highly energy-efficient homes.



Ventaclim VMM 95

The Ventaclim VMM 95 is a reinforced version designed for superior performance. It features a 95 mm sash and a 92 mm frame, increasing dimensional stability and insulating capacity. It accepts glazing up to 46 mm, including triple-glazing options, making it an ideal solution for demanding climates or very low-energy buildings.



MIXED (TIMBER / ALUMINIUM) WINDOW MODELS

Ventacim Super-Comfort

The Ventacim Super-Comfort combines timber inside and aluminium outside, offering a balance of warmth, thermal efficiency and weather durability. It incorporates a triple seal and accepts glazing up to 52 mm, including high-performance units. It achieves U_w thermal transmittance values close to $1.0 \text{ W/m}^2\text{K}$, suitable for projects pursuing Passivhaus certification. Maintenance is minimal, and a wide variety of timber and aluminium finishes allows precise aesthetic integration into any architectural style.



Ventacim 70/77

The Ventacim 70/77 joinery, likewise with timber inside and aluminium outside, is designed to deliver high performance with very little maintenance. It incorporates a triple seal and accepts both double and triple glazing, ensuring excellent thermal and acoustic behaviour. Its resistance to air, water and wind is high, making it ideal for locations with demanding climate exposure.



This system supports different opening types (side-hung, tilt-and-turn, lift-and-slide and other specific configurations). A wide range of finish options allows it to be tailored to the needs of each project.

PVC WINDOW MODELS

EcoVen Plus S-70

The EcoVen Plus S-70 system is a multi-chamber PVC joinery with a 70 mm profile, configured with 5 chambers in frame and sash, achieving profile transmittance values (U_f) of around $1.3 \text{ W/m}^2\text{K}$. Depending on the glazing, it reaches U_w values down to $0.9 \text{ W/m}^2\text{K}$, appropriate for high-efficiency homes. It accepts double or triple glazing up to 42 mm, with acoustic insulation of up to 48 dB. It is AENOR-certified and manufactured in a wide range of finishes, plain or wood-effect.



EcoVen Plus S-82

The EcoVen Plus S-82 is designed to deliver high performance on projects with demanding efficiency requirements. It has an 82 mm profile and a multi-chamber structure of 7 chambers in the frame and 6 in the sash, with U_f transmittance of around $1.0 \text{ W/m}^2\text{K}$. Depending on the glazing, it reaches U_w values down to $0.76 \text{ W/m}^2\text{K}$, compatible with Passivhaus buildings in warm-temperate climates. It accepts glazing up to 52 mm with excellent thermal and acoustic behaviour.

Its durability, ease of maintenance and variety of interior and exterior finishes make it a versatile, high-performance solution.





2.4 SHUTTERS, GLAZING AND JOINERY: JOINERY/EXTERIOR DOORS

Exterior doors are an essential part of the building envelope: like windows, they directly influence the security of the entrance, the thermal and acoustic efficiency of the home and the architectural image of the whole. Their design, composition and locking system determine the level of airtightness and protection against the elements, contributing to the comfort and energy performance of the building. The right choice of joinery minimises heat losses, improves sound insulation and ensures long service with little maintenance.

All exterior door options are manufactured to the requirements of the Spanish Technical Building Code (CTE) and can be integrated into high-efficiency projects, including Passivhaus homes. Air- and watertightness, wind resistance, dimensional stability and compatibility with high-security locking systems are key factors in each of the solutions described below.

PVC door – IP7 model

The IP7 model is made from high-density multi-chamber PVC profiles, internally reinforced with galvanised metal sections that provide rigidity and prevent distortion caused by humidity or thermal changes. This system guarantees a stable structure suited to areas exposed to variable weather conditions.

The leaves come in a wide variety of designs (plain, textured, wood-effect or ultra-matt) that allow the door to blend into traditional or contemporary architectural styles.

The system incorporates a triple seal and accepts double or triple glazing with argon-filled cavities, providing excellent thermal performance and significant acoustic reduction. PVC is a waterproof, recyclable, very low-maintenance material with a long service life and no need for repainting.

Multi-point locks, stainless-steel hinges and the option of automated access control reinforce the security and functionality of the whole.

Solid timber door

Solid timber doors provide a warm, natural finish while offering excellent thermal and acoustic insulation thanks to the density and hygrothermal behaviour of the material. They are made from selected timbers (such as oak, iroko, pine, cedar or meranti) with high mechanical strength and good resistance to outdoor exposure.

They can be specified with plain panels, framed designs or security glazing, allowing a high degree of aesthetic personalisation.

Finishes include water-repellent, fungicidal and anti-termite treatments that protect the timber against moisture and natural ageing.

The installation system includes perimeter trims, high-load adjustable hinges and multi-point locks, guaranteeing total air- and watertightness. Maintenance consists of periodically renewing the varnish or surface protector, extending its service life without complex work.

Mixed timber / aluminium door

The mixed door combines an interior structure of solid timber with an exterior skin of extruded aluminium, uniting the advantages of both materials.

The timber provides thermal insulation and a warm interior aesthetic, while the aluminium delivers total protection against rain, solar radiation and moisture, all but eliminating exterior maintenance.

The system includes a thermal break that prevents condensation and improves the door's energy performance. A wide range of finishes is available: different timbers and varnishes inside, and RAL colours, anodised finishes or metallic textures outside.

It incorporates high-security multi-point locks, EPDM gaskets and the option of concealed hinges, guaranteeing stable, quiet, airtight operation.

With Ud thermal transmittance values close to $1.0 \text{ W/m}^2\text{K}$, this type of door meets the most demanding energy-efficiency requirements, making it an ideal solution for nearly zero-energy buildings and Passivhaus projects.



2.5 VENTILATION, DHW AND HEATING: SINGLE-FLOW AND DUAL-FLOW MECHANICAL VENTILATION

Controlled mechanical ventilation (CMV) is essential in high-efficiency buildings. It goes beyond simply renewing the air: it maintains a constant hygrothermal balance, controls indoor air quality and optimises energy performance. In highly airtight homes it is indispensable for guaranteeing healthy conditions, comfort and efficiency.

Unlike natural ventilation, which depends on outdoor conditions, CMV operates continuously and under regulation, adjusting flow rates to occupancy, humidity and air quality.

This controlled operation expels stale air and brings in fresh air without appreciable heat losses, minimising energy consumption.

Every home includes pre-installed ductwork designed to be compatible with both single-flow systems and dual-flow heat-recovery systems, according to the needs of the project and the level of efficiency required.

Single-flow mechanical ventilation

Single-flow mechanical ventilation continuously extracts stale air from the wet rooms — bathrooms, kitchen and utility room — creating a slight negative pressure that draws clean air in naturally through vents in the dry rooms. This constant exchange ensures effective renewal of the indoor air with very low electricity consumption.

The system operates as self-regulating CMV, with a fixed, stable flow rate.

Installation is simple and economical, with minimal maintenance, making it a fitting solution for projects that require controlled ventilation without heat-recovery systems.

Single-flow CMV — Zehnder ComfoFan S

The Zehnder ComfoFan S provides efficient, quiet extraction, with airflow regulated manually or automatically via the Hygro version, which adjusts operation to indoor humidity.

Its integration with the Zehnder ComfoFresh duct network allows a compact, clean installation, optimising the path of the air through the home.

Fresh air enters through vents in the joinery or walls of the dry rooms, generating continuous, balanced ventilation. The system stands out for its reliability, low consumption and minimal maintenance, making it a fitting option for highly airtight homes where constant ventilation is required from a simple system.



Dual-flow mechanical ventilation

Dual-flow mechanical ventilation incorporates a heat exchanger that recovers the energy of the extracted air before it is expelled. Clean outdoor air is pre-heated or pre-cooled by this exchanger, reducing energy demand and preventing cold draughts indoors.

High-efficiency filters remove fine particles, pollen and pollutants, improving indoor air quality. High-efficiency dual-flow units achieve recovery rates of up to 90%, making them the ideal option for passive houses and nearly zero-energy buildings (nZEB).

Dual-flow CMV — Zehnder ComfoAir Q (350 / 450)

The Zehnder ComfoAir Q system, available in several capacities, is among the most advanced units on the market for efficiency, quiet operation and intelligent ventilation control. Its high-efficiency heat exchanger achieves heat-recovery rates of up to 96%, significantly reducing the building's thermal demand.

The unit incorporates a 100% modulating bypass, which automatically adjusts the supply-air temperature to outdoor conditions. Its automatic balancing system keeps supply and extract flows matched, guaranteeing stable operation at all times.

Adaptive comfort technology allows airflow and temperature to be adjusted dynamically, increasing ventilation in summer without energy losses. The sound level is especially low, even at high flow rates, thanks to the unit's optimised geometry.

The Zehnder ComfoAir Q is Passivhaus-certified, meeting the most demanding standards of efficiency, healthy air and indoor comfort, and is fully compatible with passive or nearly zero-energy homes.





2.5 VENTILATION, DHW AND HEATING: DHW AND HEATING

The heating system is not part of the standard equipment and is offered as an optional element, fully adaptable to the needs of the project and the client's preferences. Each solution is selected with energy efficiency, thermal comfort and integration into the home in mind.

Geothermal installation

Geothermal energy harnesses the heat stored in the subsoil through a closed circuit that exchanges heat with the ground.

This technology produces heating, cooling and domestic hot water with very low consumption, achieving coefficients of performance above 4 even in adverse climatic conditions. Drawing on a constant, renewable energy source, geothermal systems run stably all year round, with a long service life and especially low running costs.

Pellet stove

The pellet stove is a biomass heating system fuelled by pressed wood pellets. It provides even, comfortable heat, with high thermal output and low emissions.

Its autonomy and ease of use make it an economical, sustainable alternative, especially suited to homes seeking efficient supplementary heating or a primary heat source based on renewables.



The wood-burning stove offers natural, radiant heat with high thermal capacity, creating a warm, even indoor atmosphere. It burns dry firewood, a renewable fuel with low environmental impact and an aesthetic that fits easily into different styles of home. Its simple operation and high heat output make it an efficient choice for single-family homes.



DHW cylinder

The stand-alone domestic hot water cylinder with integrated heat pump is an efficient, versatile solution for producing DHW. It is available in wall-mounted 100- and 150-litre models or floor-standing versions of 200 and 270 litres.

Its A+ class heat pump cuts electricity consumption by up to 75% compared with a conventional electric water heater, by making optimal use of the energy in the ambient air. The unit uses CFC-free refrigerant, runs quietly and has a compact design that makes installation easy.



Aerothermal system — Panasonic Aquarea All in One

The Panasonic Aquarea All in One is a high-efficiency air-source heat pump that integrates heating, cooling and domestic hot water in a single system. It incorporates a stainless-steel tank and an optimised hydraulic module that guarantee high performance even at low outdoor temperatures, with flow temperatures of up to 55 °C compatible with underfloor heating, low-temperature radiators and fan coils.



Direct-expansion climate control — Kosner Aquanova

As an alternative to water-based systems, we offer Kosner Aquanova direct-expansion climate-control units, which run on refrigerant gas with no hydraulic circuit, simplifying installation and reducing maintenance.

With an output of 8 kW, they provide efficient heating and cooling, with rapid thermal response, low noise and easy integration — a compact, versatile, high-efficiency solution.



2.6 INTERIOR FINISHES: INTERIOR DOORS AND HANDLES

The internal doors fitted in our homes have solid timber leaves, available in two main finishes that allow the interior design to be matched to the client's preferences.

The white finish offers a clean, bright, contemporary look, while the grained oak finish brings warmth, texture and a natural aesthetic that enhances the character of the interior spaces.

Doors are supplied in widths of 62, 72 and 82 cm, with a **standard height of 211 cm**, allowing them to be matched to the dimensions of each room.

Frames and trims are made in the same material and finish as the leaf, achieving seamless visual integration and a high-quality final result. This consistency across the elements guarantees a uniform aesthetic and greater long-term stability of the whole.

The doors are completed with knobs or lever handles of modern design, available in stainless steel or anodised aluminium. These materials are chosen for their strength, ergonomics and durability, ensuring comfortable, safe everyday use. The fitted hardware maintains the stability of the door and contributes to its sound acoustic performance.

Optionally, clients may choose other finishes, special models or solutions with higher acoustic insulation, always maintaining the standards of quality, robustness and durability set for the project as a whole.



Model 7.000



Model 8.500



Model ARA
Matt nickel



Model DRACO
Anthracite



Model VELA
Matt black



Model BACO
Matt black



2.6 INTERIOR FINISHES: LAMINATE FLOORING AND SKIRTING

Laminate flooring combines resistance, aesthetics and everyday comfort, offering a functional, easy-care solution. Its high-density structure guarantees a stable, wear-resistant surface, fit for everyday rooms and high-traffic areas alike. Floating installation with precision click joints allows fast, secure fitting, with no visible joints and a continuous finish.

These floors are fully compatible with underfloor heating systems, thanks to their balanced thermal behaviour and their ability to transmit heat evenly without affecting the stability of the material.

Recommended brands include Parador and Classen, benchmark manufacturers with high standards of quality, sustainability and aesthetic variety. Their collections include natural textures, wood-effect designs and contemporary styles that match the flooring to the architectural style and interior atmosphere of each home.

Skirting boards are supplied in the same finish and tone as the flooring, achieving seamless visual integration between floor and walls. This aesthetic continuity reinforces the sense of order and coherence throughout the interior.

The models and finishes available can be found in the current Parador and Classen catalogues, always selected on criteria of resistance, durability and visual coherence for each project.



Parador and Classen offer laminate flooring that combines design, durability and quality, creating elegant, functional spaces with hard-wearing, easy-care solutions. With a wide variety of finishes and styles, the available models can be viewed on their respective websites.



2.6 INTERIOR FINISHES: ELECTRICAL FITTINGS

The home's electrical installations are executed to the specifications of the Spanish Low-Voltage Electrotechnical Regulation (REBT), guaranteeing compliance with all safety and performance requirements.

The standard installed power is 5.75 kW, expandable to 9.5 kW depending on the user's needs and the characteristics of the project, ensuring sufficient capacity for climate-control equipment, appliances and other specific loads.

The electrical fittings installed belong to the Simon 82 series, in white, a range noted for its clean design, neutral lines and easy integration into contemporary, functional interiors.

Optionally, clients can personalise the fittings by choosing from the available finishes of the Simon 82 range — Ivory, Graphite or Metal — or by specifying the Simon 82 Detail model, which introduces a higher level of aesthetic refinement and allows greater coherence with more demanding interior styles. This flexibility makes it easy to align the electrical equipment with the overall design of the home.

The Simon logo is displayed in a large, bold, black, lowercase sans-serif font.

We offer Simon 82 fittings in white, notable for efficiently uniting a neutral-lined design with modern, simple, functional interiors. As an option, the fittings can be personalised with the colours of the 82 range — Ivory, Graphite and Metal — or with the Detail model switch.

2.6 INTERIOR FINISHES: TELECOMMUNICATIONS

The telecommunications installation is executed in accordance with the Spanish Common Telecommunications Infrastructure (ICT) regulations, guaranteeing complete, stable connectivity throughout the home. This regulatory compliance ensures correct reception of radio, television and internet signals, as well as compatibility with future communication, security and home-automation services.

The home includes complete pre-installation of the internal data and communications network, with outlets strategically distributed in the main rooms to ensure proper coverage and efficient management of the cabled network. The infrastructure includes a galvanised steel mast and a BOSS UHF aerial for signal reception, plus a TV–FM combiner and an amplifier that optimises distribution quality.

RTV–SAT outlets allow devices to be connected directly at various points around the home.

For the data network, several RJ45 outlets are installed for connecting equipment by Ethernet cable, ensuring stable speeds and minimal latency for digital work, leisure or smart-control systems. These points are distributed via an 8-port switch housed in the metal user access point (PAU), from which the entire telecommunications infrastructure is managed.

The system is completed with a FERMAX VEO colour WiFi monitor, incorporating a digital video entry system with communication and access-control functions.

As a whole, this installation provides a modern, expandable infrastructure, ready to integrate home automation, advanced security systems, high-performance WiFi networks and remote-control solutions.

2.6 INTERIOR FINISHES: LIGHTING INSTALLATION

The standard service includes the installation of lampholders at the light points defined in the project, allowing the electrical installation to be commissioned immediately in accordance with the Low-Voltage Electrotechnical Regulation (REBT). This provision guarantees basic lighting from the moment the home is handed over.

The installation of decorative or technical light fittings is not included in the base budget and is considered an additional service. Where required, the owner must supply the light fittings, ensuring their compatibility with the electrical specifications executed. Fittings of any type may be installed (recessed, surface-mounted, pendant, linear or special), provided they comply with the applicable safety and energy-efficiency regulations.

The cost of fitting will be determined by the complexity of the system, the installed power and the fixing method of each luminaire. In every case, installation is carried out to guarantee safe, certified operation in full compliance with the REBT, ensuring proper integration within the home as a whole.





BATHROOMS

2.6 INTERIOR FINISHES: STANDARD BATHROOM

Standard bathrooms are conceived with a contemporary, functional aesthetic, prioritising build quality, the durability of materials and the visual coherence of the whole. Each space is designed to offer comfort and practicality, integrating efficient, easy-care solutions adapted to everyday use.

The bathroom includes ceramic tiling in the shower area, using highly resistant, easy-clean materials that guarantee optimal performance in damp conditions. A complete vanity unit is fitted with integrated basin and chrome single-lever taps, selected for reliability and balanced aesthetics. The shower or bath area can be configured to the client's preference, using an extra-flat shower tray with thermostatic taps or an acrylic bathtub with equivalent equipment.

The standard bathroom has an estimated cost of €4,250, which includes the furniture, sanitaryware and entry-range taps. To this is added the cost of the floor and shower-area ceramic tiling, valued at €35/m². Tiling additional walls incurs the corresponding labour cost; small-format ceramic pieces (≤20×20 cm) carry a surcharge for their greater installation complexity.

This standard combines functionality, aesthetics and comfort, providing a modern, hygienic space fully integrated into the overall design of the home.





Hansgrohe Focus

€181.60/U



Hansgrohe Talis

€161.20/U



Time Male Negro

€205.50/U



Hansgrohe Focus

€152.20/U



Hansgrohe Talis

€221.60/U



Time Male Negro

€502.70/U



Hansgrohe Blend

€427.20/U



Hansgrohe Shape

€657.30/U



Emma bathtub (170×75)

€369.89/U



Mitta bathtub (170×75)

€349.89/U



Crometta shower bar

€369.89/U



Hidrobox One shower tray

€349.89/U



Roca The Gap

€447.89/U

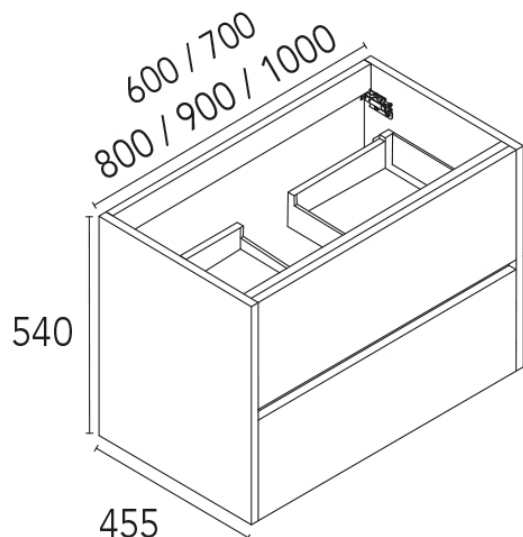


Roca The Gap (wall-hung)

€662.20/U

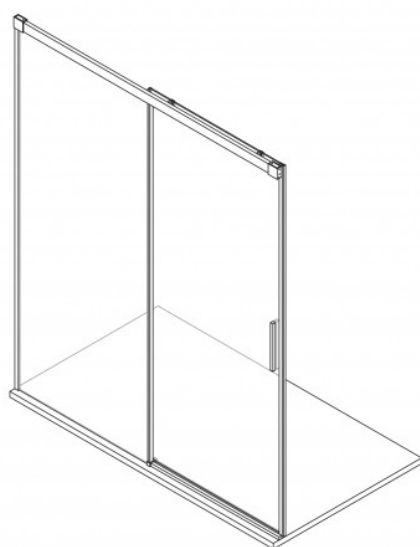
Chic & Bath model, 2 drawers

(80×54×45.5) | €473/U



Canals Panamá Compuesta screen

(140×198) or (160×198) | €536/560/U







KITCHENS

2.6 INTERIOR FINISHES: STANDARD KITCHEN

Although clients may choose to have the kitchen made to measure by outside suppliers, we offer the option of a standard kitchen fully integrated into the project, designed on criteria of functionality, durability and contemporary aesthetics.

This option provides a balanced solution, coherent with the interior design of the home, maintaining a high level of quality without sacrificing easy maintenance and efficiency in daily use.

The base composition is structured around white base units, whose doors have an ultra-matt finish with integrated handle, presenting a clean, minimalist image. The worktop, in matt-varnished three-ply solid timber (15 mm), brings warmth to the whole and guarantees proper resistance to knocks, moisture and wear. The sink area includes a double-bowl sink fitted on an 80 cm unit, paired with Grohe Eurosmart single-lever taps, selected for reliability, durability and precise handling.

The standard configuration is sized for a 150 m² home and includes 80 cm, 50 cm and 60 cm units, a 90×90 cm corner unit, a dedicated cooking-zone unit with space for an oven, and a 70 cm drawer unit. The three-ply worktop covers an area of approximately 4.00 × 1.70 m, offering a wide, continuous work surface.

The **estimated cost of this standard kitchen is €7,500, calculated as a guide** based on the configuration described. This amount covers only the cabinetry, worktop and taps; appliances are not included and are to be selected and supplied by the client.

The result is a balanced, hard-wearing kitchen of timeless aesthetics, which integrates effortlessly into any interior style and guarantees comfortable, efficient everyday use.



Specific features:

- 80 cm unit (2 doors)
- 90×90 cm corner unit (2 doors)
- 60 cm unit (hob and oven with drawer below)
- 2x 50 cm units (2 doors)
- 80 cm unit (double-bowl sink, 2 doors)
- 70 cm unit (5 drawers)
- Three-ply timber worktop (4×1.70 m)





2.6 INTERIOR FINISHES: INTERIOR STAIRCASES

Interior staircases are made to measure according to the aesthetic and constructive needs of each project, always guaranteeing durability, safety and visual coherence with the rest of the home.

The designs combine different materials — such as three-ply timber and high-resistance laminates — selected to balance structural solidity, comfort in use and harmonious integration with the interior finishes.

All solutions are developed to criteria of ergonomics, stability and strength, meeting regulatory requirements and ensuring safe, comfortable passage. The treatment of the materials, the thicknesses used and the jointing systems provide optimal resistance to wear, while maintaining a refined aesthetic and an architectural presence in keeping with the project.

Three-ply timber tread with plasterboard riser

This solution combines 42 mm varnished three-ply timber treads, which bring warmth and strength, with a plasterboard riser, creating a light, modern visual contrast. It is a model that strikes a fine balance between robustness and contemporary design.

Laminate-flooring tread with plasterboard riser

This option carries the aesthetic continuity of the home's laminate flooring onto the treads of the steps, combining it with a plasterboard riser.

Tread and riser in laminate flooring

The staircase is fully clad in the same laminate material used for the interior flooring, offering total continuity of finish, visual uniformity and minimal maintenance.

Three-ply timber tread and riser

In this variant, the staircase is fully clad in varnished three-ply timber, with 42 mm treads and 22 mm risers. The result is a continuous, natural, highly durable image, suited to interiors seeking a warm, uniform finish.





2.7 OUTDOORS: PHOTOVOLTAIC SOLAR PANEL INSTALLATION

Installing photovoltaic solar panels significantly reduces electricity drawn from the public grid, lowers energy bills and provides autonomy against fluctuations in the price of electricity and fossil fuels. It is a stable, sustainable long-term investment, with a return guaranteed by the direct use of solar radiation as a source of clean electricity generation.

Unlike conventional energy sources, photovoltaic energy produces no polluting emissions and generates no CO₂ in operation, helping mitigate environmental impact and meet sustainability and energy-efficiency objectives. Incorporating high-efficiency solar modules allows the home to produce a significant share of its energy demand—or all of it—supporting a more responsible consumption model and reducing dependence on external resources.

Photovoltaic panels are now a key element in the move towards the self-sufficient home, able to manage and produce its own energy using renewable, low-impact technologies. Their integration is especially appropriate in highly energy-efficient buildings and nearly zero-energy homes, where photovoltaic self-consumption boosts the overall performance of the home.

We provide personalised energy advice, analysing the orientation of the roof, the available surface area and the home's electricity demand profile to size the optimal installation.

This preliminary study guarantees a design matched to the user's real needs, maximising performance, system service life and the energy savings achieved.



PAPIK REAL ESTATE GROUP, S.L.U. develops its projects under a policy of continuous improvement and reserves the right to introduce changes to materials, building systems, technical specifications, finishes or equipment without prior notice, where these respond to technical, regulatory or project-optimisation criteria.

The information, images and renders included in this catalogue are indicative and non-contractual. Colours, textures and finishes may vary slightly from the final product owing to printing or digital reproduction processes.

This document is for information purposes only. For definitive specifications, the corresponding contractual documentation shall prevail.

