

# QUALITY SPECIFICATIONS

## FOUNDATIONS

The foundations of the buildings will be made using reinforced concrete footings and bracing screeds.

Sanitary slabs will be made to avoid contact with the ground.

## STRUCTURE

Structure configured by pillars and reticular slabs of reinforced concrete in accordance with the regulations and the execution project.

## DECK

Walkable flat roof in the solariums with non-slip porcelain flooring suitable for outdoor use.

The rest of the roofs for technical use and maintenance with a gravel finish.

## FACADE

The cladding of the facades will be made with an exterior finish of single-layer mortar in white in the main body of the building and in black/anthracite gray on flights and cornices and in framed areas according to design.

The façade will be made up of a traditional construction system with brickwork, with thermal insulation according to the requirements of the CTE (Technical Building Code), with an intermediate sheet of ceramic brick  $e=12\text{cm}$  or thermoclay, with an inner sheet by lining of laminated plasterboard  $e: 15\text{mm}$  on galvanized steel profiles.

## MASONRY AND INSULATION

The separation between houses is made up of ceramic partitions with thermo-clay bricks and plasterboard linings.

The interior partitioning of the house is executed by means of laminated plasterboard with intermediate thermal insulation.

The kitchen, corridor and bathroom areas inside the house have a false ceiling made with laminated plasterboard.

The bathroom (main or secondary depending on the type) has an accessible false ceiling with  $60\times 60\text{ cm}$  plates. with visible metal profiles for maintenance of the air conditioning machine.

The rest of the ceilings will be executed with plaster trim and plaster.

The floors between houses have acoustic insulation against impact noise.

#### **INNER LINER**

The vertical and horizontal final coatings will be based on smooth plastic paint in two layers on laminated plasterboard or plaster depending on the case.

**Possibility of personalizing the home:** there is the possibility of choosing the paint color, free of charge, within the options that will be defined by the facultative direction.

#### **EXTERNAL FLOORING AND TILING**

Flooring of non-slip porcelain material on porches, terraces, utility rooms and solariums of the houses.

The exterior pavement of common areas will be non-slip according to CTE.

#### **FLOORING AND INTERIOR TILING**

Top quality porcelain flooring throughout the house.

Top quality ceramic tiling in bathrooms.

**Possibility of personalizing the home:** there is the option of choosing the color of the pavement and the color of the tiling, free of charge, within the options that will be defined by the project management.

#### **EXTERIOR CARPENTRY AND GLAZING**

Exterior carpentry with high-performance PVC profiles finished in black/anthracite similar to the façade.

Sliding balconies in the living room and master bedroom and sliding windows in the rest of the rooms. The French windows have double glazing with an air chamber, with laminated safety glass.

Motorized roller blinds with thermal insulation finished in the same color as the carpentry in bedrooms and living room.

Existing gallery on terraces with swing opening door with PVC profiles.

Reinforced access door to the house, with a steel structure and pre-frame, locking device, double security lock and peephole. The finish on the outside covered with PVC in the same color as the carpentry and interior with hydro-lacquered board with the same finish as the interior doors.

Terraces according to building design with light railings using laminated safety glass and high-quality stainless steel / aluminium profiles.

### **INTERIOR CARPENTRY AND GLAZING**

Lacquered interior doors with 210 cm high leaves, with lacquered DM, with blade hinges and soft-closing with rubber stripping on the frame.

Built-in wardrobes with sliding doors and lacquered finish in the same color as the interior doors, lined on the inside, have a central divider, mezzanine, bar, drawers and shelves.

The built-in wardrobe in the distributor (next to the bathroom) with hinged doors and lacquered finish (the same as interior doors or the same as kitchen furniture depending on the type of home).

### **PLUMBING AND SANITARY FITTINGS**

Bathroom 1 with suspended washbasin cabinet, mirror with lighting and led spotlights embedded in the false ceiling over the washbasin.

Bathroom 2 with wall-hung washbasin unit, mirror and LED spotlights embedded in the false ceiling over the washbasin.

Top-quality, eco-efficient, cold-opening single-lever faucets.

Variable size shower trays with integrated screen. Top quality shower faucets.

Toilets with free-standing cistern in bathroom 1 and 2.

Ventilation of the entire house, including kitchen and bathrooms, through forced extraction ducts.

### **ELECTRICITY AND TELECOMMUNICATIONS**

The houses have interior electrical installation with top brand mechanisms.

Television outlets in the living room, all bedrooms, porch, terrace and solarium.

Sockets in all rooms to place lighting.

RJ45 data sockets in living room and all bedrooms.

The interior urbanization has distribution infrastructure for access to telecommunications services (R.I.T.I. and R.I.T.E).

## **LOCKSMITH**

Metal security bars will be placed on the bedroom windows and in the living room on the ground floor.

A metal security fence will also be placed in the secondary bedrooms and kitchens that have a direct façade to the access corridors to the houses on all floors.

## **KITCHEN**

It is delivered fully furnished with high and low cabinets, self-closing drawers, extractable hood, pre-installation for a dishwasher, with a quartz or similar worktop, with a built-in sink in the worktop, with a peninsula towards the living room forming a bar (depending on the type of home).

The sink faucet is a top-quality single-lever, eco-efficient and with cold opening.

Lighting with LED strips under the tall kitchen cabinet and lighting with LED spotlights in the false ceiling over the bar area (depending on the type of home).

**Possibility of personalizing the home:** it is possible to choose the color of the kitchen furniture and the countertop, free of charge, within the options that will be defined by the optional management.

## **FRONT GALLERY**

The enclosure will be based on slats to match the facade.

The finish of the walls will be with white cement rendering.

The gallery has a hot water heater and pre-installation for a washer/dryer, as well as provision for outdoor air conditioning machinery.

## **AIR CONDITIONING AND HOT WATER BY AEROTHERMAL**

Pre-installation of air conditioning (hot-cold air) through ducts.

The outdoor unit will be located in the utility room, the indoor unit is planned in the false ceiling of the main or secondary bathroom depending on the type of home.

In the dining room and bedrooms there are drive grilles that distribute the air-conditioned spaces (hot-cold).

Sanitary hot water (ACS) is produced by means of an aerothermal system, maintaining a 150-liter hot water tank with occasional electrical resistance support.

## **PRIVATE USE GARDENS**

The private gardens of the ground floors will be covered with artificial grass to reduce maintenance.

Its enclosure is made with a block wall.

There will be a metallic pedestrian gate for private access to the development.

## **STAIRS AND BUILDING ENTRANCE**

The buildings have exterior elevators located at equidistant points from the houses that connect all the floors of the building with the upper floors.

The elevators, with cabins with capacity for 6 people, have a low-consumption electric motor, automatic doors, telephone connection, LED lighting.

The buildings have stairs and exterior corridors that connect the houses with the ground floor and the rest of the urbanization through pedestrian walkways.

All the common areas of the buildings will be finished with a non-slip stoneware flooring.

The enclosure of the stairs and exterior corridors to access the houses will be made with brick parapets with the same finish as the facades and with top quality steel/aluminum handrails.

## **PARKING LOTS**

All the houses have a parking space that is located on the surface in the urbanization area.

This parking area will have a motorized vehicle access door with remote control, as well as pedestrian access.

The interior pavement will be made with an asphalt finish for rolling areas.

## **SOLARIUM for the PENTHOUSES**

The fifth floors (penthouses) have a private solarium on their roof.

Access to the solarium is made directly from inside the house by means of a staircase integrated into the living room or corridor (depending on the type).

**\*The referred materials may be replaced, at the discretion of the facultative direction, by others of similar quality.**