

QUALITY SPECIFICATIONS

FOUNDATION, STRUCTURE AND COVER

- The foundation and structure is made of reinforced concrete, complying with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproof and thermally insulated according to the requirements of the Technical Building Code.

FACADES

- The facades are composed of a brick factory with an air chamber and thermal insulation. Inside, it is topped with plasterboard plaster and on the outside it is combined with painted continuous cladding and exposed brick. This system guarantees complete thermal and acoustic insulation and high technical and aesthetic durability.

EXTERNAL WOODWORK

- The exterior carpentry is lacquered aluminum with thermal bridge breakage. The double glazing, with air chamber, improves the thermal and acoustic comfort of the house.
- Safety glass is installed in the areas indicated in the Project.

INTERIOR CARPENTRY

- The entrance door to the house is armored lacquered in the same color as the exterior carpentry, according to the finishes of the house; it has anti-lever hinges, security lock, peephole and smooth knob in satin chrome color.
- The interior doors of the houses are smooth, lacquered in white and with smooth handles finished in satin chrome, following a very current line.
- The doors of the bathrooms and toilets are provided with interior locks.
- The built-in wardrobes are modular, with sliding doors smooth and lacquered in white, according to the design of the doors of the house. They are completely finished inside and covered with textured melamine boards.
- The wardrobes of the bedrooms have a double hanging bar, shelves and chest of drawers.
- The hall closet is finished with a hanging bar for long garments and a luggage compartment shelf.

INTERIOR DIVISIONS

- The interior divisions of the homes are made with simple dry partition walls and interior insulation. This constructive method improves the thermal and acoustic insulation.
- The separation between dwellings is carried out with soundproof brick factory, with dry partition walls and interior insulation on both sides.

PAINTS AND CEILINGS

- The painting of the horizontal and vertical walls of the interior of the houses is smooth plastic, in combination with the rest of the finishes.
- False ceilings will be installed in those areas required by facilities with records where necessary.
- The rest of the ceilings are finished with plaster trim, achieving a smooth and flat finish.

KITCHEN

- The kitchen is delivered with satin white high and low furniture front and Silestone compact material countertop, covering the wall between furniture with this same material. The rest of the walls are painted.
- Equipped with stainless steel BOSCH brand appliances: refrigerator, microwave, integrated dishwasher, washing machine, induction hob, electric oven, extractor fan and stainless steel sink with GROHE mixer tap.

BATHROOMS

- The walls of the upper floor bathrooms will be completely tiled with MARAZZI ceramic stoneware.
- The ground floor toilets combine MARAZZI ceramic stoneware tiling and painting.
- All bathrooms and toilets are paved with MARAZZI porcelain tiles and matching skirting on the painted walls.
- The bathrooms and toilets of the houses have sanitary ware made of vitreous porcelain ROCA brand in white color.
- The bathroom in the master bedroom is delivered with ROCA washbasin cabinet in white gloss.
- The shower tray in the main bathroom is equipped with a fixed-leaf glass screen.
- GROHE brand chrome-plated mixer taps. In the main bathroom, GROHE thermostatic faucet will be installed in the shower.

PAVEMENTS

- The interior flooring of the ground floor will be of MARAZZI wood effect porcelain stoneware, with white lacquered DM skirting board.
- The flooring of the exterior porches will be porcelain stoneware of the same model as the interior pavement to achieve a sense of continuity.
- On the upper floor, the flooring of the bedrooms and corridors is laminated flooring placed on anti-impact sheet, EGGER brand, with skirting in white lacquered DM.
- The terraces on the upper floor and the solarium are paved with MARAZZI porcelain tiles, with a wood effect finish, achieving continuity with the interior.
- The finishing of the stairs is MARAZZI porcelain flooring, matching the pavements on the ground floor. The railing will be executed in painted steel of the same color as the exterior carpentry, with a design of straight and modern lines.

HEATING, AIR CONDITIONING AND SANITARY HOT WATER

- For the production of sanitary hot water, heating and cooling, the new generation of AEROTERMIA machines will be used, a multitasking system that mainly uses air energy to air-condition spaces. This system has such high energy efficiency and high performance that it is considered by the European Union as renewable energy.
- An accumulation kit for domestic hot water is installed inside the house.
- The air conditioning (cold and heat) is done by two or three (depending on the typology) indoor units and duct network located in false ceiling. Admission and extraction grilles in the living room and bedrooms.

HOUSING VENTILATION

- Housing ventilation system for compliance with CTE-HS-3 (Technical Building Code-Health and Ventilation), with admission and extraction.

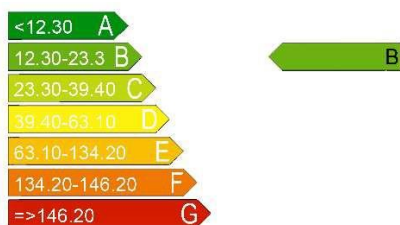
ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation of all homes is carried out in accordance with the Low Voltage Electrotechnical Regulations, with current design electrical mechanisms.
- The living rooms, bedrooms and kitchens of the houses have Telecommunications installation sockets, according to current regulations.

COMMON AREAS: URBANIZATION, FACILITIES AND VARIOUS

- Residential complex totally enclosed and fenced.
- Landscaped community development with irrigation system, native species and LED energy saving lighting.
- Communal outdoor pool.
- Private plots with lawn.
- Polished concrete flooring in garage areas.
- Community rooms: leisure room, gym and sauna.
- Video-intercom with terminal in hall.

ENERGY RATING



WE BUILT BY FULFILLING THE TECHNICAL CODE OF BUILDING AND REGULATIONS IN FORCE OF APPLICATION

IMPORTANT NOTE:

The information contained in this document could suffer variations for technical, commercial or legal reasons.