

Quality Specifications “OCEANA GARDENS”

Foundation and structure

- Both foundations and structure built with reinforced concrete. Support of slabs on ceramic walls cover moulds.

Cladding and facades

- The **external cladding** will be made with either of brick with continuous coating of mortar or aluminium (by zone). Chamber isolation with projected polyurethane lined inside with drywall with insulation. The **interior distribution** is built with drywall with isolation.
- The middle walls between the apartments and between the apartments and communal areas, with double sided sound absorbing brick wall, with dry partitions and isolation.

Covers

- The technical roofs, where solar plates and A/C units are located, are finished as flat non- passable covers with thermal isolation and gravel protected. They will conveniently be separate the solariums of private use.
- Solariums and terraces for private use shall be paved with SALONI porcelain anti-slip exteriors

Interior finishes

- For the **apartment’s living and kitchen areas**, porcelain imitation, wood with lacquered wood baseboard matching the interior ZIRCONIO woodwork colour. Bathrooms will be paved with porcelain tiles with skirting of lacquered wood matching the colour of other interior painted carpentry.
- The vertical facings of bathrooms and toilets will be tiled with SALONI porcelain in the area of bath and shower and tiles finished with painting plastic in the rest of walls.
- Mirror on bathroom top

- False ceilings of plasterboard in all the units with adapted boxes for the interior air conditioning machines. Smooth plastic paint on not tiled walls and ceilings.

Exterior Carpentry

- Aluminium with thermal break finish profiles anodized in its colour, thermo-acoustic double glazed, with isolating aluminium blinds and isolated blinds crates) .In all the units, windows and exterior doors, sliding or swinging, (except in kitchen with window)

Interior Carpentry

- Main blast door with safety lock finished with lacquered panels to match the woodwork.
- Interior doors lacquered, with security lock in bathroom and master bedroom
- Modular Cabinets with folding doors, lacquered to match the rest of the carpentry, including trunk and hanging bar wardrobes.

Fontanería y sanitarios

- **Interior water distribution system** with cross-linked polyethylene pipe. Bathrooms sanitary wares of **vitrified porcelain by ROCA**. In bathtubs and shower thermostatic taps. Mixer taps in the rest of sanitary ware. Taps and plumbing fixtures with water saving system.
- **Individual electric heater** for hot water with production through Solar energy. Sinks installed on worktops.

Electricity

- Electrical installation according to the R.E.B.T. with high degree of electrification. Lighting with led indoor lighting in bathrooms and hallways. Television, telephone and telecommunications in living room and bedrooms and TV jacks on terraces. Detectors in public areas. Electric mechanisms by by first class Brand.
- Use of luminaires with LED technology in communal areas and urbanization.

Otras Instalaciones

- **Complete air conditioning installation** with low profile climate control unit , with **heat pump** (cooling and heating) and glass fiber ducts. Indoor unit above false bathroom ceiling and outdoor unit on deck.
- **Installation of solar collectors** for domestic hot water supply..
- **Electronic video entry phone with receiver call, and color image.**
- **Lifts** with automatic doors for up to 6 people (450 kg) with 4 stops (except roof).
- **Installation of indoor air renewal units with extraction conducts in bathrooms and kitchens.**

Portals and Interior communal areas

Portals and public areas shall be paved with SALONI porcelain stoneware. Smooth plastic paint on walls and ceilings and panelling of wood to cover vertical installations areas.

Garage

- Automatic drive access doors
- Mechanically trowelled concrete floor.
- Storage rooms and Interior enclosures with plastic paint and flooring with tiles.
- Vertical walls of parking area with concrete walls. Wash-down water points.

Communal Areas

- Swimming pools for community use with saline chlorination.
- Spacious gardens
- Security Access control guardhouse.

Sustainability and Energy saving

The Technical Building Code and other regulations meant a drastic change in the isolation and building sustainability requirements. Metrovacesa Suelo y Promoción, is committed to sustainability, we want to go a step beyond providing our developments with the legal requirements.

This commitment is reflected on this development from the very beginning and therefore we provide the

La información contenida en esta memoria de calidades no tiene carácter contractual, pudiendo ser modificada por la sociedad promotora, que se reserva el derecho a efectuar durante el transcurso de la ejecución de la obra, las modificaciones necesarias por exigencias de orden técnico, jurídico o comercial, sin que ello implique menoscabo en el nivel global de calidades

complex with all the necessary measures to reduce energy consumption, the emission of greenhouse gases, above the requirements that the strict regulations in force hold us to.

We can highlight the following measures and systems to contribute to sustainability and energy saving:

- The apartments orientation allows us to take all the heat from the winter sunlight into the apartments, which will reduce heat consumption. The setback of the more exposed façades protects of sun overheating in summer.
- The apartments orientation allows us to take all the heat from the winter sunlight into the apartments, which will reduce heat consumption. The setback of the more exposed façades protects of sun overheating in summer.
- The external carpentry with heat channel breakage, the double glazing with air camera of air chamber and the of thermally isolated aluminium blinds, provide a high grade of both thermal and acoustic isolation
- Designing dwellings both with a natural cross-ventilation, and a mechanical ventilation system , allows us to guarantee adequate conditions of thermal conditioning and sanitation in the interior with a low energy consumption.
- The correct sizing of doors and window frames guarantees a correct natural lighting and good ventilation of the house during the day.
- The pre-heating of domestic water through solar panel systems provide 60% of the forecast consumption.
- Air conditioning heat pumps of high efficiency and rating A + low noise level.