

## Quality Specifications "OCEANA COLLECTION."

### Foundation and Structure

- Both the Foundation and the Structure will be made with reinforced concrete. Support of slabs of roof caissons on ceramic walls.

### Enclosures and Facades

- The external enclosures of housing will be made with brick cinder with continuous coating of mortar or aluminium (depending on the area), Insulation of the chamber with projected polyurethane and internal lining by means of dry partition walls with insulation. The interior distribution of homes will be built with dry partition walls with insulation
- - The dividing walls between the different dwelling buildings and between dwellings and common areas, will be executed with sound-absorbing brick covered on both sides, with dry partition walls and insulation

### Covers

- The roof top area, which house the solar panels and the outdoor units of the air conditioning equipment, are finished as inaccessible flat roofs with thermal insulation and gravel protection. They will be conveniently separated from the Solariums for private use.
- Private terraces and solariums will be tiled in non-slip ceramic tiles.

### Interior Coatings

- For the flooring of the living areas of the homes and kitchens, we will use SALONI wood-finish porcelain tiles with lacquered wood skirting in the color of the interior carpentry. The bathrooms will be covered with SALONI porcelain tiles with skirting boards in areas finished with paint.
- The vertical walls of bathrooms and toilets will be tiled with SALONI porcelain tiles in the bathroom and shower area and finished with plastic paint on the rest of the walls.
- Countertop mirror.  
False plasterboard ceilings throughout the house with recesses in areas for indoor air conditioning machines. Smooth plastic paint in vertical un-tiled walls and ceilings.

### **External woodwork**

- Throughout the House, exterior windows and doors (sliding, folding and / or tilt-and-turn depending on the case) with aluminium profiles with thermal bridge break, anodized finish in its color, with double glazing thermos-acoustic, aluminium shutters with thermal insulation in its interior and isolated blind drawers (except in kitchens with windows).

-

### **Interior carpentry**

- Access to the house through an armoured door with a security lock finished with lacquered panelling to match the interior carpentry.
- Lacquered smooth doors, condemned in bathrooms and master bedroom
- Modular cabinets with hinged doors lacquered to match the rest of the carpentry, including trunk and hanging rail.

### **Plumbing and sanitary**

- Internal network of water distribution, with reticulated polyethylene pipe. In bathrooms, ROCA Vitrified Porcelain sanitary ware, except bathtubs and shower trays, which will be acrylic. In baths and showers Thermostatic faucets. In the rest of the sanitary fittings, single-lever taps. Faucets and sanitary appliances with water consumption reduction.
- Individual electric heater for production of hot water with contribution through Solar Energy. The sinks will be mounted on countertops.

### **Electricity**

- Electrical installation made according to R.E.B.T. with high degree of electrification. Lighting with Dichroic LEDs in bathrooms and corridors. Television, Telephone and Telecommunications sockets in the living room and bedrooms and Television on terraces. Detectors of presence in common areas. Electrical mechanisms by Niessen or similar.
- Use of luminaires with LED technology in common areas and urbanization.

### **Other facilities**

- Complete installation of air conditioning with air conditioning of low silhouette, with heat pump (cooling and heating) and fiberglass ducts. Indoor unit on false ceiling of bathrooms and outdoor unit, mounted on deck.
- Installation of solar collectors as a contribution for sanitary hot water.

*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*

- Video Electronic entry phone with call receiver, and color image.
- Elevators with automatic doors and capacity for 6 people (450 kg), for access to common areas.
- Installation of indoor air renewal of houses with extraction points in bathrooms and kitchens.
- Installation of lightning rods

#### **Portals and Interior Common Areas**

- The portals and common areas will be covered with porcelain tiles. Smooth plastic paint on vertical walls and ceilings and wood panelling in vertical records of facilities.

#### **Garage**

- Exterior garages located below the house

#### **Urbanisation**

- Community Use Pools with salt chlorination.
- Large landscaped areas

#### **Sustainability and Energy Saving**

The entry into force of the Technical Building Code and other regulations meant a drastic change in terms of the insulation and sustainability requirements of the buildings. Metrovacesa Suelo y Promoción, in our commitment to sustainability, we want to go one step further by providing our promotions with elements that improve the already strict requirements set by the regulations.

This commitment has been transferred to the development of this promotion from the moment of the conception of the Project, giving the whole of the promotion of measures aimed at reducing the energy consumption of the same, reducing the emission of greenhouse gases above the requirements that the strict current regulations oblige us.

In application of the above, the design of both the envelope of the building and its own facilities has been taken care of, adopting a series of measures and systems among which we can highlight the following:

- The orientation of the houses; that allows us, through winter sunlight, thermal gains inside the homes that reduce heating consumption, while the setback of the most exposed facades protects in summer from overheating by the sun.
- The composition of the facades, which through the inclusion of a double insulation in it, allows us to obtain a thermal insulation 65% higher than required by the regulations, as well as the insulation of roofs and ground floors that minimize losses energy costs, and therefore energy consumption for both heating and cooling.

- The inclusion of exterior carpentry with thermal bridge break that together with the inclusion of double glazing with air chamber and thermally insulated aluminium blinds, provide a high degree of thermal and acoustic insulation.
- Designing the homes both with natural cross ventilation, and with a mechanical ventilation system that allows us to guarantee adequate conditions of thermal conditioning and healthiness inside it with low energy consumption.
- El dimensionamiento de los huecos de puertas y ventanas que nos garantiza una correcta iluminación natural durante gran parte del día sin tener que recurrir a fuentes de iluminación artificial, así como una correcta ventilación de la vivienda.
- - The preheating of domestic hot water through solar panel systems that provide 60% of the consumption forecast of the same.
- - Air conditioning through heat pumps with high energy efficiency and A + rating of low noise level. The dimensioning of the gaps of doors and windows that guarantees a correct natural lighting for a large part of the day without having to resort to sources of artificial lighting, as well as a correct ventilation of the house.
- The preheating of domestic hot water through solar panel systems that provide 60% of the consumption forecast of the same.
- Air conditioning through heat pumps with high energy efficiency and A + rating of low noise.