

# Specifications

## STRUCTURE:

Structure of reinforced concrete, according to specifications of the building plans and in accordance with the Technical Building Code and applicable regulations.

## ROOFS:

Flat roof finished as a sun-terrace with non-slip ceramic tiles.

## OUTSIDE WALLS:

Outside walls mortar covered and treated with stone-effect paint. Thermally and acoustically insulated in accordance with the Technical Building Code.

## SLIDING DOORS AND WINDOWS:

Outside STRUGAL lacquered aluminium frames or similar, with thermal bridge break. Double-glazed with interior chamber.  
Sliding doors in living rooms and bedrooms, with aluminium blinds in bedrooms. Blinds are motorised in master bedroom.

## INTERIOR DOORS:

Entrance door reinforced and with security lock and with interior finishing to match the rest of the woodwork of the house.  
Room doors hinged or sliding, matt or lacquered according to building plans.

Built-in wardrobes with lacquered finish, floor to ceiling, lined and internally fitted with partitions, hanging rail and upper luggage shelf.

## BATHROOM EQUIPMENT:

Bathrooms with top brand toilets and washbasins. Bidet in master bathroom.  
Master bathroom has a low-profile shower tray with shower screen and a bathtub. Bathtub in second bathroom, with shower screen.

HANS GROHE mixer taps, thermostatically controlled in master bathroom shower and second bathroom bathtub.

Bathroom unit with mirror in both the master bathroom and the second.

## INSTALLATIONS:

Hot-cold air conditioning through air ducts with outlet grilles in living room and bedrooms.

Community-shared solar panels installed for domestic hot water production.  
Backup electric domestic water heater.

Telecommunications installation with connections in all rooms except the bathrooms.  
Video door-entry system installed.

## KITCHENS:

Kitchens furnished with flatfront units and independent island. Units made of high pressure laminate. Unit doors and drawers with brake stop.

Worktop and splashback: between high and low units in natural stone or SILESTONE-type artificial stone. Sink with mixer tap.

Top-brand appliances which include induction hob unit, extractor hood, fridge-freezer and a column with electric oven and a microwave.

## DIVIDING WALLS

Dividing wall between properties made of brick with self-supporting backing on both faces with thermal insulation and laminated plasterboard.

Self-supporting partition walls between rooms with gypsum plasterboards and interior insulation for better acoustic and thermal insulation.

Suspended ceiling made from 13 mm plasterboard and rockwool acoustic insulation where necessary.

Accessible suspended ceilings in second bathrooms for air-conditioning units.

## FLOORS

Floors inside the house in living room, bedrooms, corridors, bathrooms and kitchen in large size 60 x 60 cm PORCELANOSA ceramic tiles with choice from various options.

Terrace floors in large size 60 x 60 cm non-slip ceramic tiles.

Roof-terrace floors in large size 60 x 60 cm non-slip ceramic tiles. Paving throughout rest of complex in prefabricated concrete paving stones.

Garages paved with helicopter-treated concrete. Parking space boundaries marked with a 10 cm band of coloured reflective paint.

## WALL COVERINGS:

Walls painted in smooth, washable paint with fungicide throughout the house.

In bathrooms and toilets, highest quality PORCELANOSA wall tiles (partially covering the walls).

## COMMON AREAS:

Access to the complex with security control.

Spacious garden areas with exclusive landscaping design.

Separate outdoor swimming pools for adults and children.

Spa area with indoor pool and jacuzzi, changing rooms and toilets. Space for a community gym.

Multi-purpose community room.

Automatic garage access with door opening via remote control unit.