

Specifications

→ BUILDING FEATURES

FOUNDATION: Foundation and armed concrete beams.

ESTRUCTURE: Unidirectional, formed by columns, flat beams and armed concrete beams.

ROOF: Flat, accessible and passable, type solarium, formed by exterior ceramic floor, high qualities, waterproofing and thermal insulation.

→ HOUSE FEATURES

□ MASONRY

- ✓ The facade is formed by double wall bricks and a chamber with insulation panels inside, according to the regulations.
- ✓ Partitions of hollow double brick.
- ✓ Separation between houses: Solid perforated bricks with acoustic isolation DANOFON type or alike, according to the regulations. Pillars coating and hollow brick large format walls among other rooms.

□ INSULATION

Heat insulation:

- ✓ Insulation between land and house through ventilated air chamber, according to the regulations.

SOUND INSULATION (IMPACTODAM SHEET):

- ✓ Top insulation floors with IMPACTODAM (sound insulation sheet), according to the regulations.

□ COATINGS

Facade: Mortar coating monolayer type, with scraping thin finishes in white colour.

Indoor:

- ✓ Smooth paint in walls and ceilings, with plastic finishes.
- ✓ False plaster roof in bathrooms and kitchen.

□ FLOORING AND TILING

Outdoor: Terraces and communal areas with large format stoneware.

Indoor:

- ✓ High quality, polished porcelain and large format tiles and skirtings all over the house.
- ✓ Kitchen bench and shower bathrooms area: high quality tiling.

□ CARPENTRY AND GLAZING

Outdoor:

- ✓ Exterior carpentry: aluminium lacquered in grey colour according to the European standard series
- ✓ Double glass glazing and air chamber. Type: CLIMALIT (6+6+4).
- ✓ Balconies in lounge and bedrooms, depending on house type.
- ✓ Balcony railings in stainless steel with security glass.
- ✓ Shutters in all windows; bedrooms and living room.
- ✓ Bathrooms with tilt and turn window without shutter.

Indoor:

- ✓ Armoured main gate in white colour with panoramic peephole.
- ✓ Smooth lacquered passage doors with brass handles and latches in bathrooms.
- ✓ Wardrobes in bedrooms with one shelf on the top lacquered in white colour.

□ **FACILITIES**

Plumbing and bath fittings

- ✓ Indoor installation with thermoplastic pipes or another approved by the regulations and umbrella system from the ceiling.
- ✓ High quality bath fittings and mixer taps.
- ✓ Washbasins with cabinets
- ✓ Toilets
- ✓ Shower tray in bathrooms
- ✓ Electrical boiler TERMO AIR for sanitary hot water with 110 litres.
- ✓ Split air conditioning pre-installation in bedrooms and lounge.

Electricity

- ✓ Indoor installation with mechanism BTICINO type or alike.
- ✓ TV socket in lounge and all rooms.
- ✓ Telephone socket in lounge and master bedroom.
- ✓ TV installation by cable and antenna.
- ✓ Extractors in bathrooms (excluding bathrooms with window in houses located at corners)

□ **KITCHEN**

- ✓ Full furnished, top and bottom cupboards, built-in single sink and worktop.
- ✓ Cooker with hobs and built-in extractor.

□ **SOLARIUM (TOP FLOOR HOUSES)**

- ✓ Electricity plug and TV antenna point.
- ✓ Water tap.

□ **GARDEN (GROUND FLOOR HOUSES)**

- ✓ Perimeter fence with monolayer built wall and refined finishes with scarping in white colour.

□ **GARDENS**

- ✓ Perimeter fence with wall finished in monolayer mortar and glass
- ✓ Pedestrian entrance with gate.
- ✓ Playground for children and recreation area.
- ✓ Adults circuit with biohealth gym machinery.

➔ **RESIDENTIAL COMPLEX AND COMMUNAL AREAS**

- ✓ Large area.
- ✓ Stamped concrete in pedestrian access areas and other communal areas.
- ✓ Communal telecoms installation enclosed area (R.I.T.U.) with TV, telephone and Internet satellites, etc..

□ **SWIMMING POOL**

- ✓ 4.510,15 m² plot, from which 255,08 square meters are water surface. Common areas enclosed by perimeter walls, glass, steel railings and gardens. Communal swimming pools for adults and children.

- Todas las viviendas llevan contratado un Seguro de Garantía Decenal de daños para la obra fundamental en cumplimiento de la Ley 38/99 de 5 de noviembre de ordenación de la edificación (LOE).
- A juicio del equipo técnico los citados materiales serán susceptibles de modificación por otros de similar o superior calidad.