

## **QUALITY SPECIFICATIONS**

### **1. EXTERIORS**

All blocks will have outdoor visitors parking.

There will be two types of lighting in the gardens: One will be for pedestrian use along the walkways, and another will be for the gardens and common areas.

The garden will be irrigated by an automatic sprinkler system calculated specifically for each different type of plant.

All apartments will have an Intercom to communicate with the outside gate.

### **2. STAIRWAYS**

All lifts will go from the underground parking to penthouses.

Numbers of each apartment as well as of each floor will be assigned in common areas.

Ornaments on the stairway areas made with terracotta material.

Illuminated light switches for the switches in the stairway areas.

### **3. BASEMENTS**

All ramps will consist of single piece sliding doors for garage access with an automatic mechanism operated by remote control.

The access ramps will be built as to avoid the lower bumpers being scratched or damaged.

Storage rooms will be fitted with galvanized plate doors with small ventilation gaps.

The basement will be protected with a fire system as enforced by Spanish safety regulations.

### **4. DWELLINGS**

#### **4.1 Walls**

Exterior walls will consist of a layer of perforated solid brick, wall cavity with a polyurethane thermal and sound proof insulation and a hollow brick wall in the inside.

The division between apartments consists of two hollow brick walls, each covered by cement mortar and separated by a wall cavity with a sound proof insulation unit.

#### **4.2 Exterior Walls**

Cement evenly rendered horizontally as well as vertically, and covered by a first quality plastic paint.

Distressed tiles type "Arabic" will be placed above impervious coverings with polyurethane thermal insulation.

#### **4.3 Exterior Carpentry**

Reinforced main access door.

All the exterior carpentry will be of an anodised aluminium in white.

All doors between the living room and the terrace or the main bedroom and the terrace will be sliding doors of double glazed aluminium windows.

#### **4.4 Floors**

**Flagstone on the floor with soundproof insulation.**

**In the dining-living room and bedrooms the floors will be of 40 x 40 cm. cream marble thick with skirting.**

**In kitchens first quality non-slip hard ceramic.**

#### **4.5 Terraces**

**On the outside terrace there will be a first quality compressed clay tile floor of 40 x 40 cm.**

#### **4.6 Interior Walls**

**The whole apartment will be plastered and skimmed in gypsum plaster on all the vertical walls.**

**All the vertical walls as well as the horizontal walls inside will be covered with a first quality washable plastic paint.**

#### **4.7 Interior Carpentry**

**All entrance doors will consist of a security lock and protected anti-theft hinges.**

**All doors inside the apartment will be of white oak wood with stainless steel door handles.**

**All wardrobes will be built according to the building plans and will be riveted with wooden panels.**

#### **4.8 Bathrooms**

**Bathroom floors will be of cream colour marble tiles of 40 x 40 cm.**

**The worktop of the washbasins will be of marble and the sinks will be fitted.**

**All apartments have 180 x 80 cm. bathtubs and 70 x 70 cm. showers**

**Every bathroom will have an extractor.**

**The tap units will be monoblock of the type "Roca" or similar.**

**The mirror will be built in the tiles above the washbasins.**

#### **4.9 Kitchen**

**Kitchens will be fully fitted with: refrigerator, dishwasher, oven, hob with extractor, and wahing-drying machine.**

**All the fitiings will be delivered by Xey in a cream wood colour with the highest quality.**

**The front wall will be covered with a 20 x 30 cm. ceramic.**

**The worktop will be of granite for all the kitchens.**

#### **4.10. Installations**

##### **4.10.1 Outdoor Electricity**

**For each of the blocks there will be an electrical counter.**

**There will be a lighting offered for all exterior spaces, including the garden and basement areas.**

**Garden spot lighting will be divided to cover both walkways and particular trees and plants.**

**All swimming pools will have underwater lighting and also outside in the area surrounding the pool.**

#### **4.10.2 Interior Electricity**

**The main light control panel will be placed in the entrance of the apartment. Inside the apartment there will be separate switches as specified by Spanish regulations.**

**All light mechanisms will be of brand “Niessen” or similar in white.**

**Halogen lights in hallways, kitchens and bathrooms of brand TROLL in white aluminium.**

**All lights will be hidden in clay lamps in terraces and common areas.**

#### **4.10.3 Air Conditioning and Hot Water**

**Apartments will function with a centralized air conditioned and heating mechanism. Conduits will be rectangular and made of a fiber glass interior and aluminium foil in the exterior.**

**Hot water will be produced by a high performance water boiler which will be placed in the kitchen.**

#### **4.10.4 Preinstalled Alarm**

**A central point will be assigned to connect to either a video or telephone calling center.**

**There will be a connection close to the entrance to be able to place a panel to connect or disconnect the central alarm system.**

#### **4.10.5 Telephone**

**All telephone connections will be delivered by a “Niessen” brand or similar in white.**

#### **4.10.6 Television**

**The urbanisation will be connected to a sophisticated installation for the reception of national TV channels, and a satellite.**

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