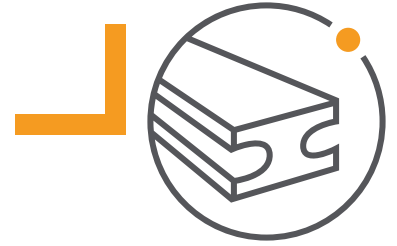


# Quality specifications

Homes that innovate your life

## • Foundation and structure

Foundation and structure are made of reinforced concrete with bidirectional framing.



## • Façades

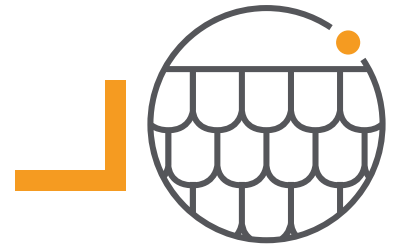
The façades of the building are made of cladded brick to exterior according to the project with thermal interior insulation, air chamber, and finished with plasterboards in the indoor areas fixed by metallic frames.

The terraces are finished with a low wall made of bricks, railing made of safety glass with metallic frames according to the façade design.

## • Roofing

Non passable flat roofs finished with gravel.

Passable roofs finished by non slip ceramic tiles for exteriors.



## • Outdoor Carpentry

The outdoor carpentry is made of lacquered aluminum with heat channel breakage making a unit with thermal and acoustic performances according to the technical code.

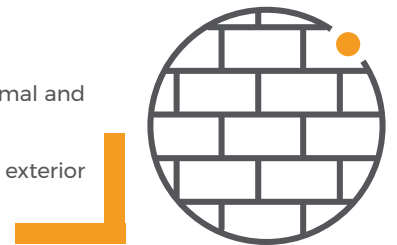
Compact unit of shutter made of lacquered aluminium with injected thermal insulation in bedrooms.

Double glazed with high thermal and acoustic performances.

## • Interior Division

The interior partitions are made of gypsum plasterboard by supporting metallic structure with thermal and acoustic insulation.

The partition between apartments and common areas will be made of bricks coated by gypsum to exterior and with gypsum plasterboards to indoor areas with thermal and acoustic insulation.





## • Indoor Carpentry

The entrance door is an armoured door lacquered in white colour with security metalwork, exterior handle and optical peephole.

The inside doors have horizontal grooves and they are lacquered in white colour with metalwork and handle.

The wardrobes are modular with folding or sliding doors with horizontal grooves and lacquered in white colour. With panels clad in melamine inside and with a shelf inside for the suitcase and bar to hang clothes.

## • Painting

Vertical surfaces inside the apartments are finished with light colour plastic painting.

Horizontal surfaces inside the apartments are finished with white plain colour painting.



## • Flooring and coating

Ceramic tiles for interior flooring of apartments (Livingrooms, bedrooms, hall and corridor).

Ceramic tiles for flooring in bathrooms.

Non slip ceramic tiles for terraces.

Big format ceramic tiling in bathrooms and toilet walls.

Mixed coating with painting or ceramic tiles of high quality in humid area of kitchen according to the designs.

False ceiling in bathrooms with access trap door where indoor unit of air conditioning is placed.

Ceramic material by Keraben brand with different options and colours according to the proposal.

## • Climatization and sanitary hot water

Full installation of Air Conditioning System with cool and heat pump. The distribution of the air conditioning supply and return is made through air ducts and grille in living rooms and bedrooms.

Solar Panels installed for sanitary hot water production with support of electric hot water tank per apartment.



## • Bathroom fittings and taps

Bathroom fittings are made of vitrified porcelain in white colour.

Shower tray in main bathroom and bath tube in second bathroom depending of the property type.

Mixer tap in bath tube and washbasin.

Washbasin with cabinet and mirror in main bathroom.

Suspended washbasin and mirror in second bathroom.

Bathroom fittings and taps are provided by Porcelanosa brand.



## • Electricity and Telecommunications

Electricity Installation according to the Law.

Electrical mechanism in first quality material.

Telecommunications in apartments (basic telephone installation, cable telecommunications and digital net of integral services) with plugs in living room, bedrooms and kitchen.

Preinstallation of parabolic aerial.

Video intercom in main access to the complex. Intercom in all individual building entrances.

Wall lamp, electrical plug and TV aerial plug in terrace.

## • Kitchen furniture and home appliances

Kitchen fully furnished with low and high cabinets with integrated extractor fan.

Worktop made of compact material.

Stainless sink and mixer tap.

Home appliances: oven, vitroceramic hob and extractor hood.





## • Commun area, facilities and more

Closed and gated residential complex.

Downlights in access, streets and gardens.

Movement detectors in entrances, halls and garages.

Gardens with automatic water system, xeriscape with native trees and bush species of the area, allotments and dog area.

Hall entrance tiled in porcelain stoneware with built-in doormat and decorated in noble materials, mirrors and painting.

Automatic lights in garages turned on by car access entrances.

Infrastructure of recharge for electrical cars according to the law.

In garage, forced ventilation, detection and control of carbon monoxid, fire protection and emergency lights according to the law.

Outdoor swimming pools with night lights.

SPA area with heated indoor pool, turkish bath and sauna.

Social Lounge.

Sportive area with Gym, outdoor track with fitness equipment.

## • B Energy Rating

