

## Quality specifications



# QUALITY SPECIFICATIONS

## FOUNDATION, STRUCTURE AND COVER

- The foundation and structure are made of reinforced concrete, complying with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproof and thermally insulated according to the requirements of the Technical Building code.



## FACADES

- The facades of the apartments are composed of double brick factory with air chamber and interior insulation. The outer face is topped with continuous coating in light colors and the inner face with plaster coating. This system guarantees complete thermal and acoustic insulation.



## EXTERNAL WOODWORK

- The exterior carpentry is lacquered aluminum with thermal break. The double glazing, with air chamber, improves the thermal and acoustic comfort of the house.
- Safety glass is installed in the areas indicated in the Project.

## INTERIOR CARPENTRY

- The entrance door to the house is armored, with entrecalles and lacquered. It has anti-lever hinges, safety lock, sight glass and smooth knob in satin chrome.
- The interior doors of the houses are lacquered in white, with entrecalles and with smooth handles finished in satin chrome, following a very current line. The doors of the bathrooms and toilets are condemned.
- The kitchen and living room doors are glazed with colorless translucent glass.



- The fitted wardrobes are modular, with smooth sliding doors and lacquered in white. They are lined inside with textured melamine boards.

- Bedroom cabinets have hanging bars, shelves and drawers.

- The hall closet is delivered with a hanging bar for long garments and trunk shelf.



## INTERIOR DIVISIONS

- The interior divisions of the houses are made with dry partition and interior insulation. This constructive method improves thermal and acoustic insulation.

- The separation between homes is solved with brick factory on both sides with dry partition and interior insulation.

## PAINTS & CEILING

- The painting of the horizontal and vertical walls of the interior of the houses is smooth plastic, in combination with the rest of the finishes.

- False ceilings will be installed in those areas required by facilities with records where necessary.

- The rest of the ceilings are finished with plaster trim, achieving a smooth and flat finish.



# QUALITY SPECIFICATIONS

## KITCHEN

- The kitchen is delivered with high-end furniture with the compact quartz countertop and covering the wall between furniture with the same material. The rest of the walls are painted.
- It is equipped with the following **BOSCH** stainless steel appliances: combi fridge, washing machine, dishwasher, induction hob, electric oven, extractor hood integrated in the cabinet and stainless steel sink with **GROHE** mixer tap.



Kitchen pavement

## BATHROOMS

- The walls of the bathrooms and the toilets of the houses combine two designs of ceramic tiles of first quality in the walls of bathtubs and / or showers and with walls painted with plastic anti-mold paint in the rest. They are paved with porcelain stoneware to match the tiling.



Main bathroom pavement



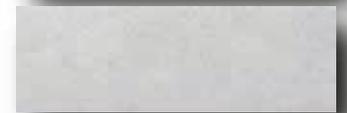
Main bathroom tiling



Hall's bathroom pavement



Hall's bathroom tiling



## GRIFERÍA

- GROHE chrome mixer taps with water and energy saving system. The showers are equipped with GROHE thermostatic faucets.



## SANITARY

- The bathrooms and toilets of the houses have sanitary ware of vitrified porcelain in white GALA, with acrylic shower tray or bathtub with handles, according to type of housing.



## PAVEMENT

- The bedrooms, living room, kitchens, hall and distributors are paved with wood effect porcelain stoneware and white lacquered DM skirting.
- The stairs of the duplex houses are solved with pieces of porcelain step of the same model as the rest of the house.



Pavement

- The pavement of the outdoor terraces and solarium is the same model as the interior porcelain stoneware of the house, giving continuity to it, with matching skirting board.



## CLIMATIZATION AND HOT SANITARY WATER

- For the production of domestic hot water, heating and cooling, the new generation of AEROTERMIA machines will be used, a multitasking system that mainly uses the energy of the air to heat the spaces. This system has such high energy efficiency and high performance that it has been considered by European regulations as renewable energy. An accumulation kit is installed, for domestic hot water, inside the house.
- The air conditioning is carried out through one or two indoor units depending on the type of housing and ductwork network located on the false ceiling, with intake and extraction grilles in the living room and rooms.

## VENTILATION HOUSING

- Double flow housing ventilation system with intake and exhaust, to maintain good indoor air quality, in accordance with all current regulations.

## ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation of all homes is carried out in accordance with the Low Voltage Electrotechnical Regulation, with current design electrical mechanisms.
- The living rooms, bedrooms and kitchens of the houses have telecommunications installation sockets, according to current regulations.

## COMMON AREAS: FACILITIES AND VARIOUS

- Residential complex totally enclosed and fenced.
- Landscaped community urbanization with irrigation system, native species and low consumption LED lighting.
- Outdoor swimming pools in community development.
- Portal decorated with marble, paint and wood.
- Color video intercom with terminal in entrance hall.
- The building has elevators with adapted cabins for people with reduced mobility, with access to garage by key.
- In garage, forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, according to current regulations. Polished concrete floor with squares marking in epoxy paint.
- Pre-installation of electric vehicle charging circuit.

We build by fulfilling the technical code of building and application standards.



## ENERGY RATING

