

QUALITY SCPECIFICATIONS

Informational Nature of the Documentation

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This Quality Specifications Document is provided for informational purposes and forms part of the commercial documentation of the development. Images and other graphic elements are for illustrative purposes only and may display colours and textures that could vary in the final materials.

Acceptance by the Buyer
The buyer declares that they have read and accepted this Quality Specifications Document, understanding that the materials, finishes and installations described reflect the specifications planned for the development.

Modifications for Technical Reasons
The developer and the Technical Management reserve the right to introduce any modifications that may be necessary for technical, construction or regulatory reasons in order to ensure the proper execution of the works.

Substitution of Materials and Equipment
In the event of lack of availability, product discontinuation, or supply issues from manufacturers or suppliers, the Developer may replace the specified materials, models or brands with others of similar quality, performance and design, without this implying any reduction in the overall quality of the development.

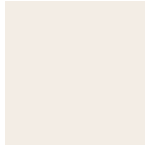
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Property:

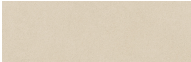
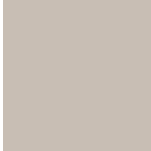
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Signature

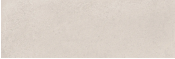
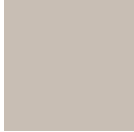
GENERAL

Interior Flooring	BLENDING MARFIL S0000091 120x120	Saloni	
Exterior Flooring	BLENDING MARFIL ANTID S0000088 120x120	Saloni	
Exterior Floorin (pool area)	LEGNO 2.0 OAK ANTID S0001679 30X120	Saloni	
Skirting Board	Rodapie altura 8 cm, material MDF lacado en NCS 0502 Y50R		
Wall Paint	Paredes sin revestimientos pintadas en NCS 0502 Y50R		
Metal Carpentry/Windows	Carpintería de aluminio con rotura de puente térmico, acabado RAL 8014 TX. Doble acristalamiento con aislamiento térmico y control solar, con cámara de aire y vidrio laminado de seguridad.	K-Line	

SECONDARY BATHROOMS

Wall Tiles	ESSENCE MARFIL CARE LXQ670 30x90	Saloni	
Decorative Wall	Pared lavabo, ESSENCE MARFIL CARE LXQ670 30x91	Saloni	
Flooring	LEGNO OAK 40 X 120 S0001676	Saloni	
Vanity Unit	Wall-mounted custom bathroom cabinet. Dimensions: 140 x 48 x 62 cm. Lacquered finish NCS S 2005 Y60R. Drawers with integrated handle (finger-pull type), soft-close system and full-extension runners.		
Countertop with Integrated Sink	DEKTON AERIS NATURAL COLLECTION.	Dekton	
Washbasin	Integrated washbasin model SIMPLICITY – 2 BASINS. Rectangular design with straight lines and XS bowl 45 x 27 x 9 cm. Includes internal slope for proper water drainage and aesthetic continuity. Tap hole and standard drainage system included. Dimensions and finish according to interior design project.	Dekton	
Washbasin Tap	Single lever washbasin tap model Max-Tres 06210301, deck mounted. Chrome-plated brass body, ceramic cartridge, integrated aerator and flexible G3/8 supply hoses.	Grifería TRES	
Shower Screen	Fixed glass screen, 80 x 210 cm		
Shower Tray	LEGNO OAK 40 X 120 S0001676	Saloni	
Shower Tap	Built-in 2-way mixer tap model Max-Tres 06238004 with Rapid Box system. Chrome-plated brass body with ceramic cartridge.	Grifería TRES	
Toilet	Wall-hung Roca Ona Rimless toilet with concealed fixings. Made of vitrified porcelain, horizontal outlet. Includes seat and soft-close lid. Dimensions: 360 x 530 x 290 mm.	Roca	

MASTER BATHROOM

Decorative Wall	PIGMENTA VERDE S0001919 40x120	Saloni	
Revestimiento Wall Cladding	MATERIA BEIGE S0001888 40x120	Saloni	
Flooring	LEGNO OAK 40 X 120 S0001676	Saloni	
Vanity Unit	Wall-mounted custom bathroom cabinet. Dimensions: 140 x 48 x 62 cm. Lacquered finish NCS S 2005 Y60R. Integrated finger-pull drawers with soft-close system.		

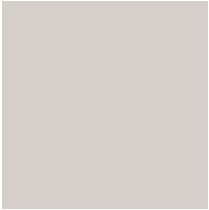
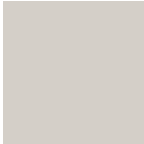
Countertop	Dekton Nacre Kraftziten Coleccion.	Dekton	
Washbasin	SIMPLICITY 2-Bowl Integrated Sink Rectangular design with straight lines and an XS bowl measuring 45 x 27 x 9 cm, featuring an internal slope for proper water drainage and aesthetic integrity. Includes a faucet hole and standard drain system. Dimensions and finish to be determined by the interior design project.	Dekton	
Washbasin Tap	Max-Tres 06210301 single-handle sink faucet, countertop installation, made of chrome-plated brass, with a ceramic cartridge, integrated aerator, and G3/8" flexible supply hoses	Grifería TRES	
Shower Screen	Fixed glass, 80 x 210 cm		
Shower Tray	LEGNO OAK 40 X 120 S0001676	Saloni	
Shower Tap	Max-Tres 06238004 2-way concealed single-handle faucet with Rapid Box system, made of chrome-plated brass and featuring a ceramic cartridge.	Grifería TRES	
Inodoro	Roca Ona Rimless wall-hung toilet with concealed mounting, made of vitrified porcelain, horizontal outlet, includes bowl and seat with soft-close lid. Dimensions: 360 x 530 x 290 mm	Roca	

COCINA

Forniture	Base and wall kitchen cabinets finished in PICASSO 02 Arte according to project design. Finger-pull opening system integrated in the door. Interior modules in dark grey.	Alvic	
Worktop	DEKTON AERIS NATURAL COLLECTION Kitchen countertop and backsplash wall panel made from Cosentino's Dekton Aeris, a highly durable, ultra-compact material. They will be finished in the same style to ensure visual continuity and protect the wall from splashes, while also making cleaning and maintenance easier.	Dekton	
Backsplash	DEKTON AERIS NATURAL COLLECTION Kitchen countertop and backsplash wall panel made from Cosentino's Dekton Aeris, a highly durable, ultra-compact material. They will be finished in the same style to ensure visual continuity and protect the wall from splashes, while also making cleaning and maintenance easier.	Dekton	
Kitchen Island	Sides and countertop clad in Aeris Natural Collection with oak fronts Egger	Alvic	
Sink	Undermount resin sink in beige	Poalgi	 Sink dimensions 540 × 445 mm Cut-out dimensions 497 × 402 mm
Tap	Single lever mixer tap model 23044005, chrome finish. 360° swivel spout with flexible G3/8 connections.	Griferia Tres	
Fridge	Integrated refrigerator IQ 500 line		
Oven	Integrated oven IQ 500 line		

Induction Hob	70 cm induction hob with integrated extractor IQ 500 line	
Dishwasher	Integrated dishwasher 60 cm IQ 500 line	

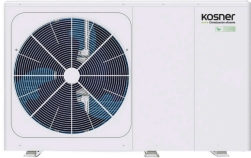
INTERIOR CARPENTRY

Interior Doors	Smooth interior doors, lacquered in NCS S 1502 Y50R, flush with the ceiling, depending on the room, door leaf width 82 cm. Terrakeo handle in terracotta. Pearl nickel colour.	Serviherrajes		
Entrance Door	Security entrance door with 3-point locking system			
Wardrobes	Lacquered fronts in NCS S 1502 Y50R satin finish. Interior finish: Cancun linen. Push-open opening system with soft closing fittings.			

ELECTRICALL INSTALLATION

Electrical Mechanisms	Simon 270 Minima series electrical switches in gloss white, with matching frames and buttons, for flush-mounted installation, in accordance with the project and current regulations.	Simon	
Lighting			
Recessed Ceiling Light	HYDE R recessed ceiling luminaire, white finish, round and adjustable for GU10 LED lamp (not included).		
Light Source	GU10 LED bulb 7W – 3000K – 40°		
Surface Ceiling Light	Adjustable ceiling or wall surface luminaire in matte white with black details. Integrated LED 12W – 3000K – 942 lm – IP20.		

INSTALLATIONS

Aerothermal System	Kosner Aquaris MD aerothermal system for domestic hot water and underfloor heating.	
Air Duct Network	Supply and installation of duct network for air conditioning distribution, including supply and return grilles.	
Underfloor Heating	Hydronic underfloor heating system installed throughout the property connected to the aerothermal system. Basic thermostat for temperature control.	
Air Conditioning	Installation of 2 indoor AC units (heating and cooling), one per floor.	

Ventilation System	Mechanical ventilation system in the home, involving the installation of a heat recovery unit with a heat exchanger for air pre-treatment
Video Intercom	Video door entry system with exterior panel and indoor monitor for pedestrian gate opening.
