



BUILDING SPECIFICATIONS ING

Structure made of reinforced concrete with B-500 SD corrugated steel, earthquake resistant.

Exterior enclosure wall made up of a double panel of ceramic brickwork and/ or plasterboard, air cell and acoustic and thermal insulation. **Interior divisions** with brick walls and/or plasterboard in different areas by decision of the technical team.

Facade cladding of single-layer mortar with scraped white finish, cladding in specific areas with wood-effect porcelain stoneware, and in the villas, areas of natural stone.

Main armored security door of the house finished in brown on apartments and wood finishing in villas on the outside, and white on the inside.

Exterior carpentry in anodized aluminum lacquered in brown color textured, thermally broken profiles, and motorized blinds in bedrooms. Glass with solar control, low emissivity in the living room.

Flooring with large format porcelain stoneware model (60x60) interior/ exterior in apartments and in villas and penthouses format (100x100) interior and wood finish porcelain on the exterior of the villa. Colours to be chosen by the client from different options.

Ceilings in hall and specific areas using suspended plasterboard painted in white colour and checkable suspended ceilings in bathrooms.

Pre-installation of air conditioning system with ducts, cooper piping and electrical wiring to install the heat pumps on the roof.

Inside doors and wardrobes in DM lacquered in matt white. Interior of wardrobes finished with shelves, clothes rail and drawers.

Electrical wiring with TV points and RJ45 data outlets in all rooms and the living room, light points on the terrace and plot. Interior lighting, of the spotlight type, is included, except for the living room lamp and, in the villas, pre-installation for pendant lamps at the bedside tables. Exterior lighting is also included in the property.

Kitchen unit in white stratify board combining colours Ecu and Wood (other colors and finishing options), and **worktop** made of 2cm Silestone ® or Compac ® in apartments, and large porcelain worktop of 12mm on villas, colors to be chosen among different options. Sink and **hood** included.

Domestic hot water system aerotherm with a 110 liter accumulator.

Hand washbasin furniture in bathrooms with two drawers and washbasin in vitrified white porcelain, and countertop and **wash- basin** on villas. **Shower** floor made with anti-slip porcelain pavement and steel drain grate and **shower enclosure** with fixed glass. **Toilet** with concealed cistern in the wall; in the villas, it will also be wall-hung.

Private swimming pool in villas Different dimensions (depending plot and villa type). Heat-pump pre-installation.

In common areas of the apartments, large pool with with children's area and relax area.

Perimeter of the plot using concrete block walls finished off by white monolayer painted in white and metal fence covered with mediterranean decorative heather. **Vehicle entrance** using motorized gate including remote control.

Car park area in each villa. And parking in apartment building, with storage units an facility rooms.

Video intercom system installed in each villa with connection to the main access of the urbanization.

Each home has its **Energy Efficiency Certificate** obtaining a letter B.

