

Quality Specifications

1. STRUCTURE AND FOUNDATIONS

Foundations:

In accordance with the technical project and geotechnical survey.

Structure:

Reinforced concrete structure in accordance with current regulations.

Quality control:

Tests and inspections carried out in accordance with applicable regulations.

2. FACADE, INSULATION AND ROOF

Facade:

The building envelope is designed using a highly energy-efficient construction system, combining light-coloured continuous monocouche render finishes with architectural elements

that provide a contemporary, elegant design. The development has been designed to blend into the resort surroundings, offering a modern, bright image with clean lines.

Thermal and acoustic insulation:

Continuous insulation system on the facade and junctions, ensuring a high level of energy efficiency and interior comfort, reducing energy demand and improving insulation against external noise.

Roof:

Technical flat roof, designed in accordance with the project, with a multi-layer waterproofing system and thermal insulation, ensuring the durability, watertightness and efficiency of the construction system.

Waterproofing:

High-quality waterproofing membrane system, with special attention to critical points, ensuring protection against water ingress and correct water drainage.

3. INTERNAL PARTITIONS AND INSULATION

Internal layout:

Internal partitions built using ceramic brickwork or a plasterboard system.

Acoustic insulation:

Rock wool insulation in party walls and specific solutions depending on location to ensure interior acoustic comfort.

4. EXTERNAL JOINERY AND GLAZING

External joinery:

Aluminium joinery with thermal break, thermolacquered anthracite finish, ensuring durability, energy efficiency and a contemporary aesthetic.

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Glazing:

Double glazing with dehydrated air cavity and low-emissivity treatment, improving the home's thermal and acoustic insulation.

Shutters:

Aluminium roller shutters with insulated box:

- Motorised in bedrooms.
- Manual in all other rooms.

Ironmongery:

Tilt-and-turn systems on opening leaves, allowing controlled ventilation and greater functionality.

5. INTERNAL JOINERY AND WARDROBES

Entrance door:

Armoured entrance door to the home, with security lock and white lacquered MDF internal finish, in keeping with the overall aesthetic of the residential development.

Internal doors:

White lacquered internal doors with a smooth, contemporary design and matt black metal ironmongery.

Built-in wardrobes:

Built-in wardrobes with hinged or sliding doors depending on typology, fully lined internally and equipped with upper shelf and hanging rail, optimised to maximise storage capacity.

6. FLOORING AND WALL TILING

Internal flooring:

Large-format porcelain stoneware flooring, providing aesthetic continuity and high resistance.

Bathrooms:

Ceramic wall tiling up to the ceiling in wet areas.

Exteriors:

Anti-slip porcelain paving suitable for outdoor use.

7. SUSPENDED CEILINGS

Suspended ceilings in bathrooms and kitchen, with access panels at the necessary points for maintenance of installations.

8. PAINTWORK AND FINISHES

Interior finish with smooth white emulsion paint on walls and ceilings.

9. PLUMBING AND DRAINAGE

Plumbing installation using approved pipework materials, ensuring durability and correct operation of the network.

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10. ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with the Low Voltage Electrotechnical Regulations (REBT).

TV and data points provided in the living room and bedrooms.

11. AIR CONDITIONING AND VENTILATION

Air conditioning:

Ducted air-conditioning system for cooling/heating throughout the home. Air-conditioning unit included.

Ventilation:

Ventilation system in accordance with current regulations.

Electric underfloor heating:

Installed in both bathrooms to improve thermal comfort.

12. KITCHEN

Fully fitted kitchen with wall and base units, porcelain worktop and integrated appliances:

- Fridge-freezer
- Induction hob
- Oven
- Microwave
- Dishwasher

13. BATHROOMS

Modern-design wall-hung sanitaryware. Shower trays with tempered glass screens.
Contemporary-design single-lever taps.
Bathroom unit with integrated washbasin and mirror.

14. TERRACES AND EXTERIORS

Outdoor spaces:

Designed to maximise the use and enjoyment of the Mediterranean climate, with aesthetic continuity

in relation to the interior of the home.

Ground floors:

- Private garden for exclusive use.
- Space suitable for a seating area, outdoor dining or flexible use.
- Surface parking space within the plot, with pre-installation for electric vehicle charging.

First floors:

- Large terraces and/or private solarium.
- Spaces prepared for a relaxation area or outdoor equipment.
- They do not have a parking space within the plot, but communal parking spaces are available outside.

Common external elements:

- Metal railings, according to the final project design.
- LED lighting on porches and terraces.
- Water and electricity points outdoors.

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15. LAUNDRY AREA

Space with washing machine connection and technical area for installations.

16. SMART MANAGEMENT SYSTEM

The home may incorporate home automation solutions and/or pre-installation for smart systems, the scope, functions and features of which will be defined in the final project and according to technical execution criteria.

*The developer reserves the right to make modifications for technical or supply reasons, always maintaining an equivalent level of quality.

*Regulations: execution in accordance with applicable current regulations.

*Equivalences: the brands/models indicated are understood to mean "or equivalent" in quality, performance and design.

*Options/variations: adjustments may be made for technical compatibility or availability, without reducing quality.

SERVICES AT CONDADO DE ALHAMA AND ALHAMA SIGNATURE GOLF

- Fibre internet and Wi-Fi in the homes.
- Communal swimming pools.
- Children's play areas.
- 24-hour security throughout the development.
- Access control in the development with automatic access for residents.
- Offers and benefits for clients at the golf course.