

QUALITY SPECIFICATIONS

1. STRUCTURE AND FOUNDATIONS

Foundation:

according to project specifications and geotechnical study..

structure:

Reinforced concrete.

Quality control:

Testing and inspections in accordance with regulations..

2. FACADE, INSULATION AND ROOF

Facade:

Single-layer white mortar enclosure. Subsequently painted with vinyl coating in various shades.

Thermal and acoustic insulation:

Insulation system on façades and roofs.

Roof :

Accessible flat roof..

Waterproofing :

According to current regulations.

3. INTERIOR PARTITIONS AND PLASTERING

Interior layout:

Interior partitions using plasterboard systems with laminated gypsum boards.

Interior acoustic insulation:

Rock wool, EPS and XPS in accordance with regulations

4. EXTERIOR JOINERY AND GLAZING

Exterior joinery:

Aluminium with thermal break, thermally lacquered in anthracite colour.

Glazing:

Double glazing with air chamber (Climalit type or similar).

Blinds

Manual PVC roller shutters..

Blackout system:

Micro-ventilation in bedrooms' windows.

5. INTERIOR CARPENTRY AND WARDROBES

Front door:

Reinforced security door with DM interior panel

Interior doors:

White lacquered finish with stainless steel handles

Built-in wardrobes:

Interior fitted with shelves, rails and drawers.

6. FLOORING AND WALL COVERINGS

Dry areas:

60x120 cm porcelain tile or equivalent

Skirting board:

Matching porcelain (7-10 cm).

Bathrooms:

Porcelain.

Terraces/ Exterior:

Non-slip and thermal porcelain; same model as interior.

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7. FALSE CEILINGS

Areas:

Throughout the entire home.

Access points: :

Access panels in service areas.

8. PAINTS AND FINISHES

Walls and ceilings:

Smooth white paint on walls and ceilings.

9. PLUMBING, DRAINAGE AND DOMESTIC HOT WATER (DHW)

Plumbing network:

Multilayer piping (PERT type).

DHW (Hot water):

Domestic hot water via aerothermal system.

10. ELECTRICITY AND TELECOMMUNICATIONS

Electrical panel:

Protection in accordance with REBT (Low Voltage Electrical Regulations).

Lighting:

Interior and exterior included, except decorative lamps.

Mechanisms:

High-quality brand (Jung or similar).

Telecommunications:

Complete ICT with TV and RJ45 sockets in living room and bedrooms.

11. AIR CONDITIONING AND VENTILATION

Air conditioning:

Pre-installation of ducted air conditioning in living room and bedrooms.

Ventilation:

System compliant with Spanish Building Code (DB-HS).

12. KITCHEN

Furniture:

Modern design with soft-closing hinges.

Worktop:

Porcelain.

Included appliances:

Integrated fridge, induction hob, oven, microwave, integrated dishwasher and extractor hood.

13. BATHROOMS

Sanitary ware:

Wall-hung in vitrified porcelain.

Mirrors:

Mirrors:

Shower:

Flush-fitted in matte black steel

Shower screens:

Tempered glass with black profile.

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14. TERRACES AND SOLARIUM

Equipment:

Summer kitchen in solarium with socket, pre-installation for washing machine, sink and worktop on aluminium cabinet with doors.

Railings:

Safety tempered glass.

Solar panels:

Installation of photovoltaic panels for electricity generation in technical area (rooftop).

Mechanisms:

Power socket and TV aerial.

Swimming pool: :

Pre-installation of connections (water and drainage).

15. URBANISATION

Exterior paving:

Non-slip, thermal and resistant.

Parking spaces:

At surface level.

Swimming pool:

Communal with interior lighting, landscaped area with vegetation and outdoor solar showers.

Bicycle storage:

Bicycle parking area, 2 spaces per home.

Regulations:

Execution in compliance with applicable current regulations.

Equivalences:

The brands/models indicated are understood as 'or equivalent' in quality, performance and design.

Options / Variations:

Technical adjustments may be made for compatibility or availability, without any reduction in quality.