

QUALITY MEMORY

- **FOUNDATIONS AND STRUCTURE**

Reinforced concrete slab, designed in accordance with current regulations. Grid-type floor structure, with reinforced concrete ribs and capitals, and prefabricated concrete coffers. Supervision of the construction work by an accredited technical inspection body.

- **EXTERNAL WALLS AND INTERNAL PARTITIONS**

External walls comprising ½ a double hollow brick for cladding, an internal cement mortar core, an air cavity with thermal and acoustic insulation, and an internal lining of plasterboard partitions of the 'Pladur' type or similar. Finished with an external coating of washed and smoothed mortar, in accordance with project details to be determined by the Project Management Team.

Internal partition walls shall consist of metal studs and laminated plasterboard of the "Pladur" type or similar, with acoustic insulation inside comprising rock wool or similar.

The partitions between dwellings shall consist of a double-layer hollow brick wall with intermediate acoustic insulation comprising rock wool or similar, and lined on each side with laminated plasterboard of the "Pladur" type or similar.

- **FLOORING AND WALL TILING**

Flooring in the homes consists of porcelain stoneware laid on a base of self-levelling mortar and adhesive, using porcelain stoneware of the very best brand and quality. Bathroom tiling is laid using adhesive mortar, with porcelain stoneware of the very best brand and quality; the same finish is used on both floors and walls, and one wall features decorative tiling.

- **SUSPENDED CEILINGS**

Fixed suspended ceiling throughout the dwelling with laminated plasterboard panels of the "Pladur" type or similar, and removable ceilings in the bathroom with plaster panels, for the concealment of air-conditioning ducts and other installations.

- **EXTERNAL JOINERY**

Doors and windows made of THERMALLY BROKEN ALUMINIUM JOINERY, sliding or tilt-and-turn system, chocolate brown colour or similar, with integrated unit and motorised rolling shutter with aluminium slats. Double glazing of the Climalit type, consisting of an exterior glass pane of 3+3 mm, a 12 mm air chamber, and an interior glass pane of 3+3 mm.

- **INTERIOR JOINERY**

Reinforced entrance door with galvanised steel sheet and surface finish similar to the interior doors on the inner face, security lock and panoramic peephole. Smooth interior doors made of white lacquered MDF, 203 cm door leaf, including solid smooth architraves of the same material, 7 cm wide, hanging hardware and stainless steel handles.

Built-in wardrobes made of white lacquered MDF, with sliding doors 240 cm high and internally lined with a melamine module with textile finish or similar, including top storage shelf and hanging rail, with an internal drawer unit included on one side. Soft-closing system on sliding doors.

- **PAINTWORK**

Walls finished with SMOOTH PAINT, applied with one full coat of filler and sanding, finished with two coats of plastic paint, walls in RAL 9003 colour and ceilings in white.

- **ROOFING**

Accessible inverted flat roof in solarium areas, with waterproofing membrane and thermal-acoustic insulation TECNOTHERMIC by TECNOL or 80 mm extruded polystyrene, first-quality non-slip porcelain tile flooring, and an artificial grass area.

- **SANITARY WARE AND TAPS**

ROCA GAP MODEL toilet or similar, floor-mounted with cistern.

KASSANDRA AURA MODEL washbasin tap or similar. (matt black or chrome).

KASSANDRA ARTEMIS CEILING MODEL shower tap or similar. (matt black or chrome).

STONE-TYPE EXTRA-FLAT shower trays with white slate-effect edge.

GRANDA MODEL wall-hung bathroom furniture, wood finish with 2 drawers. Both bathrooms with mirror and wall-mounted light fitting.

- **ELECTRICAL INSTALLATION AND LIGHTING**

Electrical installation for a dwelling of 9,200 watts, including connection for air-conditioning equipment. NIESSEN ZENIT white electrical fittings or similar. Collective antenna, FM and telephone points in accordance with ICT regulations, TV and telephone points in accordance with ICT regulations.

- **OTHERS**

- Air-conditioning installation by ducts, with connection between the indoor unit and condenser by copper pipe. First-quality TOSHIBA SPA DI 80 MODEL unit with a cooling capacity of 7,000 W, heat pump and inverter system.
- Electric underfloor heating in bathrooms.
- Dwelling ventilation through forced extraction, according to regulations.
- Video intercom with monitor in the dwelling.
- Domestic hot water (DHW) generation by means of aerothermal energy.
- Kitchen furniture with a choice of finishes: Matt White, Soft Black or Oak.
- Kitchen worktop: Blanco Norte, Zeus, Gris Expo or porcelain with veined marble finish.
- Teka brand appliances.
- Pergola in dwellings with solarium, made of aluminium with beige-sand coloured sliding fabric cover.
- Spotlights and LED strip lighting according to the project.
- Laundry cupboard in the patio of ground-floor dwellings, made of chocolate-coloured lacquered aluminium.
- High-level socket on the façade for future awning installation.
- Pre-installation of air conditioning for the swimming pool.
- Built structure for a summer kitchen in dwellings with solarium, with pre-installation of lighting and water points.

Compliance with current regulations regarding Acoustic Insulation, Thermal Insulation, Fire Protection and Common Telecommunications Infrastructures, all in accordance with the Technical Building Code (CTE).

Legal Notice: The vendor company reserves the right to make such modifications to the works as may be officially required, as well as those arising from technical, legal or commercial requirements.