

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.

QUALITY SPECIFICATIONS

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.

QUALITY SPECIFICATIONS

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.

QUALITY SPECIFICATIONS IMAGES



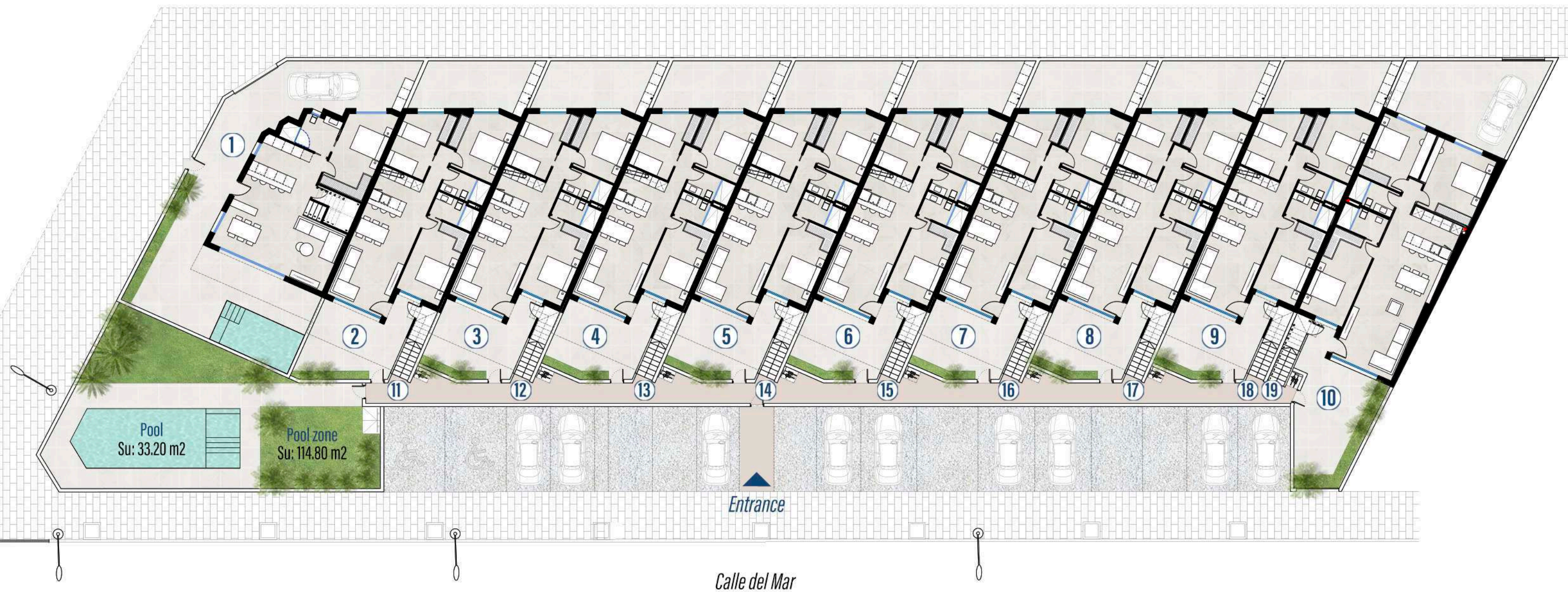
QUALITY SPECIFICATIONS IMAGES



Quality specifications FLOOR PLAN

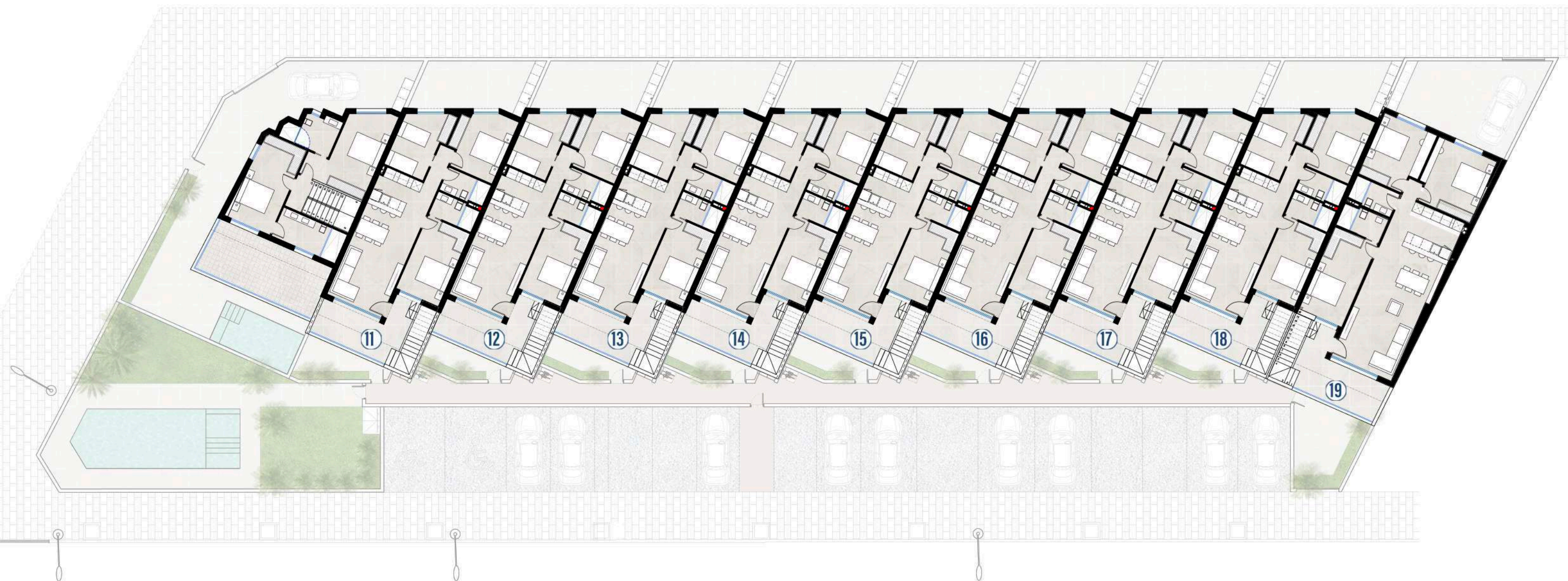
MASTERPLAN:

General ground floor



Quality specifications FLOOR PLAN

MASTERPLAN: General first floor



Quality specifications

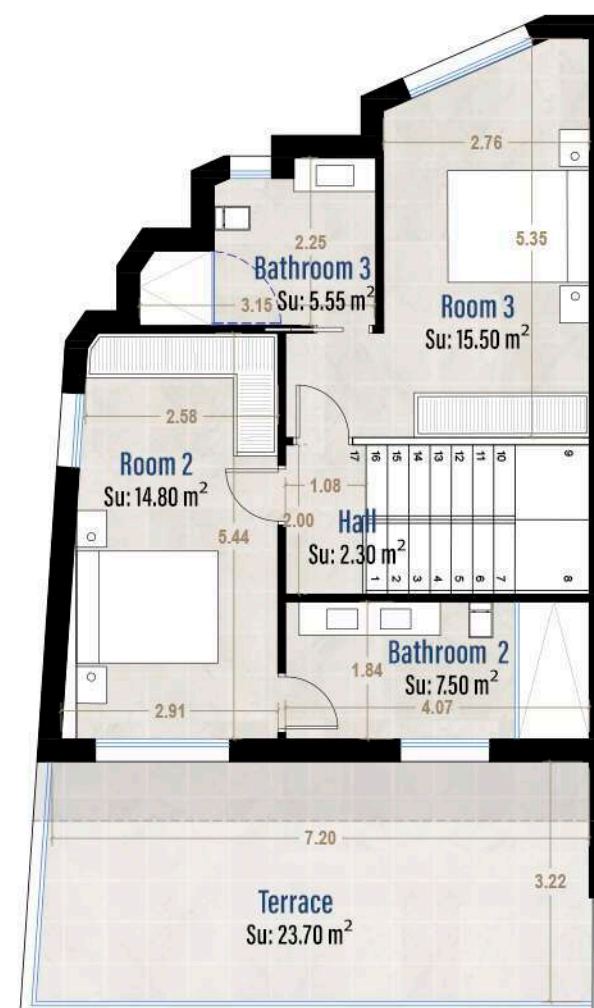
FLOOR PLAN

HOME 01:

Ground floor

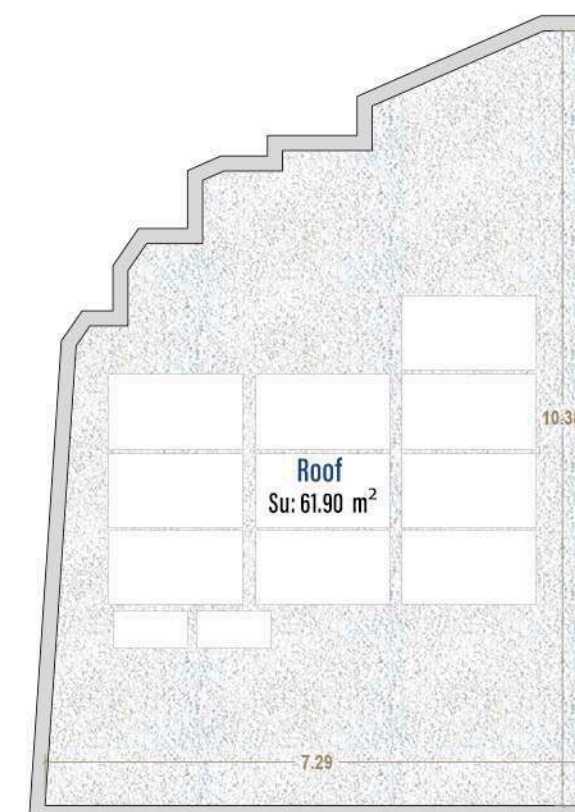


First floor



Masterplan

Roof

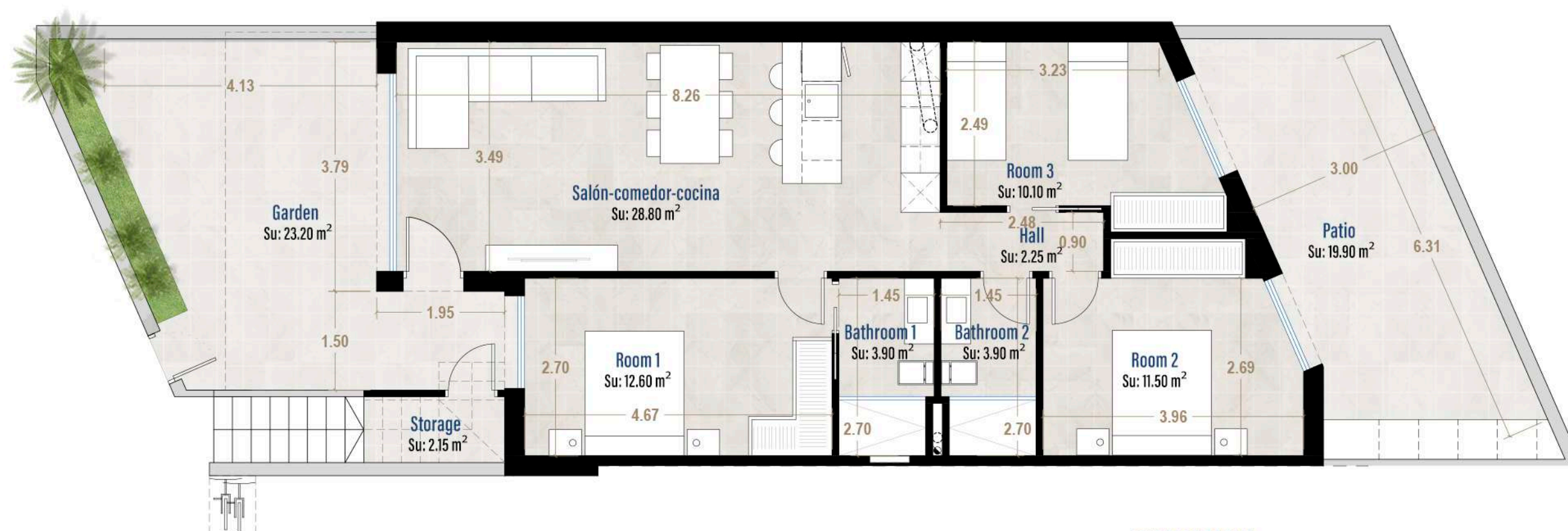


SURFACE TABLE:

Home	Floor	Use	Useful surf.	Built surface
1	Ground	Housing	63.80 m2	75.58 m2
		Porch (50%)	6.15 m2	6.15 m2
	First	Housing	45.65 m2	61.70 m2
		Porch (50%)	2.95 m2	2.95 m2
TOTAL			118.35 m2	146.38 m2
* Pool				12.50 m2
* Garden.....				92.10 m2
* Terrace				23.60 m2
* Roof installations				61.90 m2
TOTAL				336.48 m2

Quality specifications FLOOR PLAN

HOME 02: Ground floor



Masterplan



SURFACE TABLE:

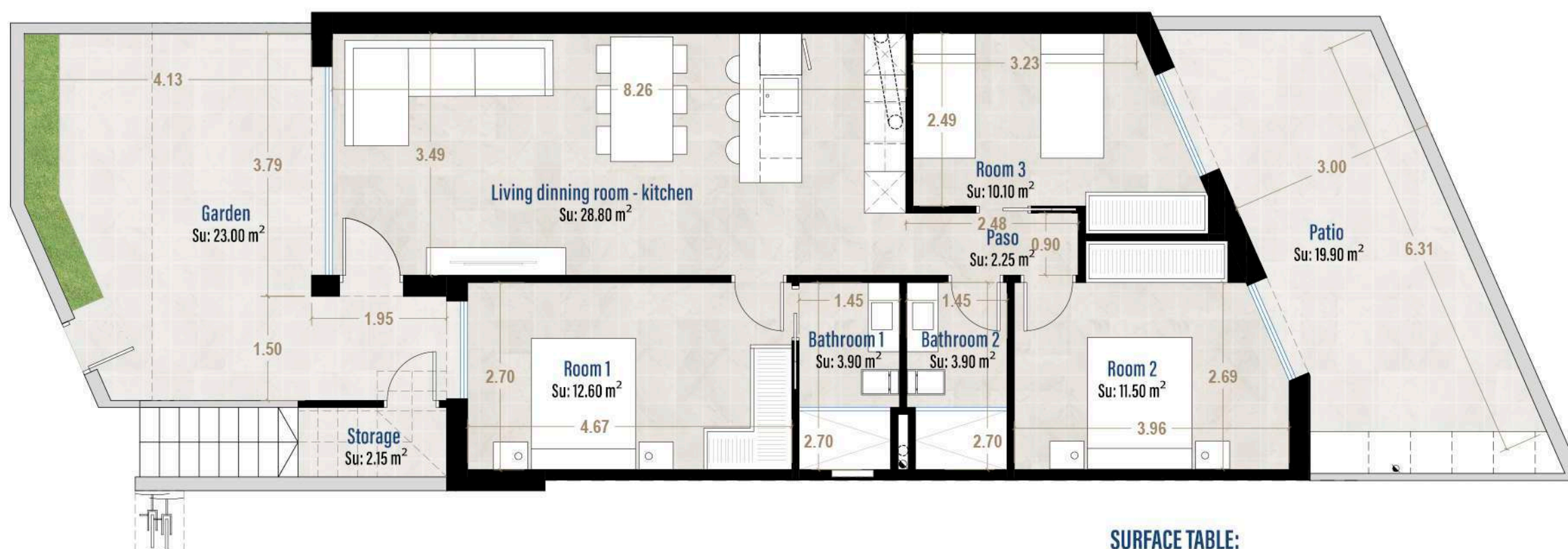
Home	Floor	Use	Useful surf.	Built surface
2	Ground	Housing	73.05 m2	84.07 m2
		Porch (50%)	7.70 m2	7.70 m2
		Storage	2.15 m2	2.60 m2
TOTAL			82.90 m2	94.37 m2

* Private garden	23.20 m2
* Patio	19.90 m2
* Roof installations	17.60 m2
* Parking	13.00 m2

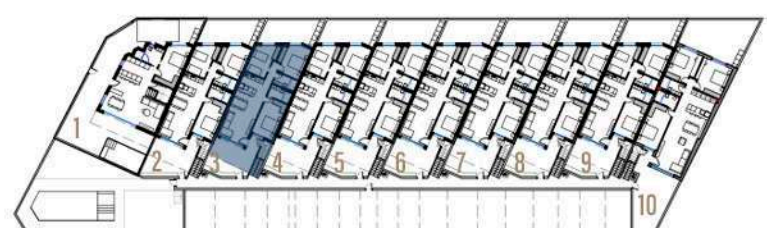
TOTAL	168.07 m2
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Quality specifications FLOOR PLAN

HOME 03: Ground floor



Masterplan



SURFACE TABLE:

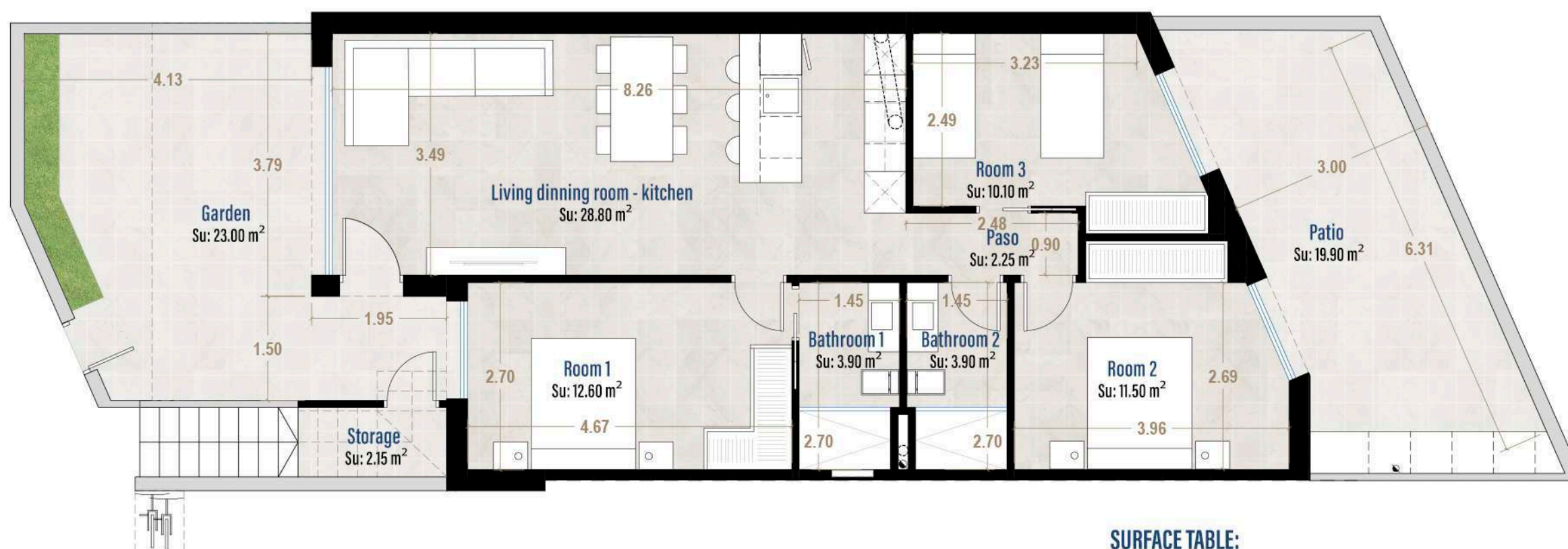
Home	Floor	Use	Useful surf.	Built surface
3	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m ²	94.37 m ²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

TOTAL	167.87 m ²
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Quality specifications FLOOR PLAN

HOME 04: Ground floor



Masterplan



SURFACE TABLE:

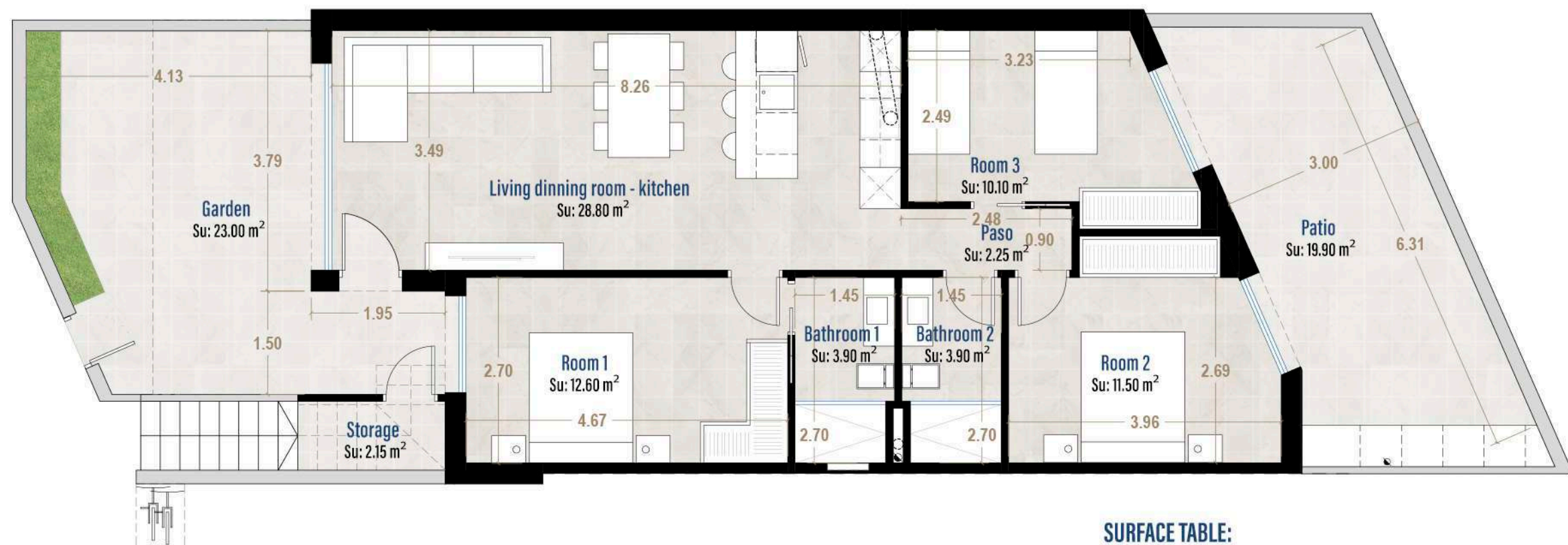
Home	Floor	Use	Useful surf.	Built surface
4	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m ²	94.37 m ²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

TOTAL	167.87 m ²
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Quality specifications FLOOR PLAN

HOME 05: Ground floor



Masterplan



SURFACE TABLE:

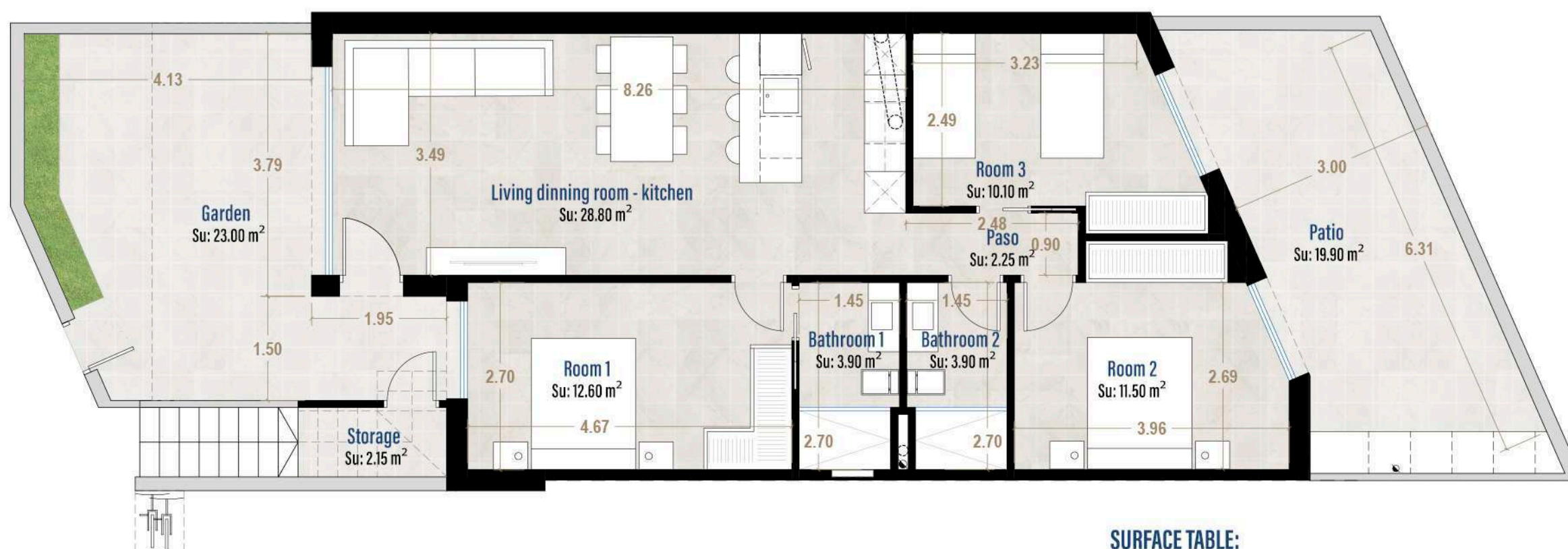
Home	Floor	Use	Useful surf.	Built surface
5	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m ²	94.37 m ²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

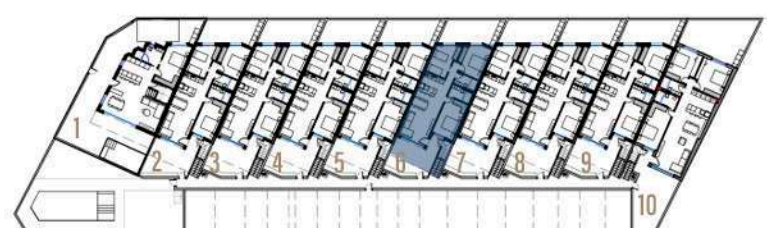
TOTAL	167.87 m ²
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Quality specifications FLOOR PLAN

HOME 06: Ground floor



Masterplan



SURFACE TABLE:

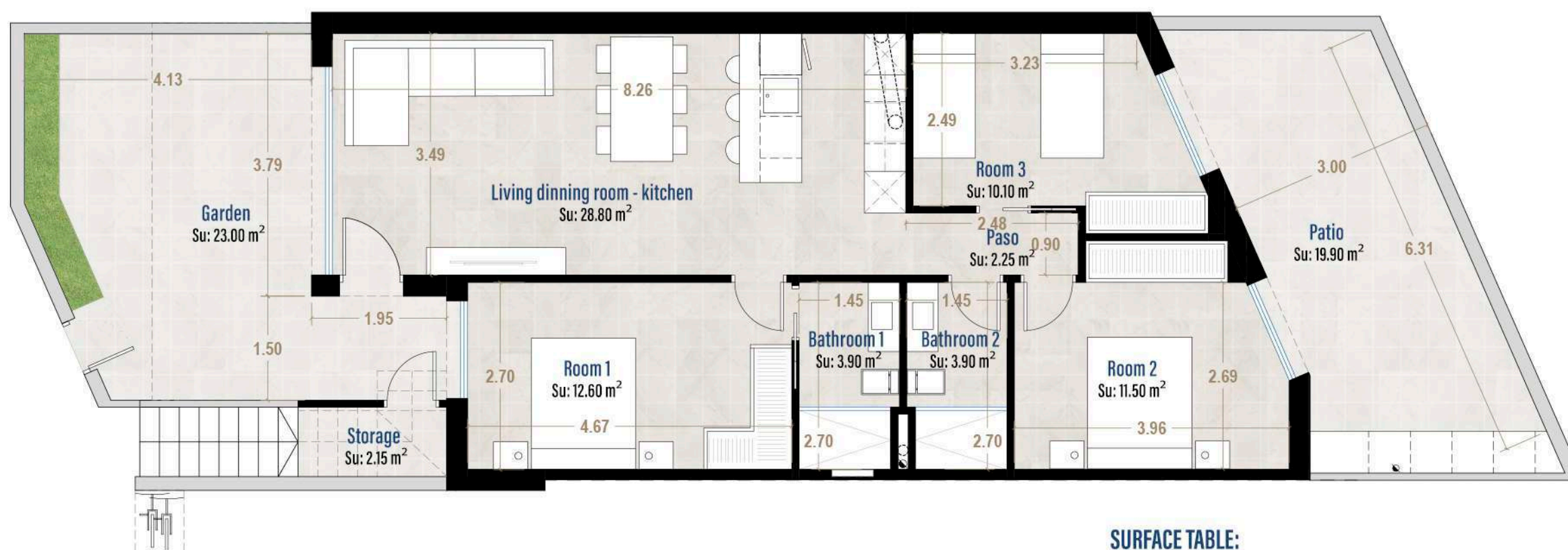
Home	Floor	Use	Useful surf.	Built surface
6	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m²	94.37 m²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

TOTAL	167.87 m²
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Quality specifications FLOOR PLAN

HOME 07: Ground floor



Masterplan



SURFACE TABLE:

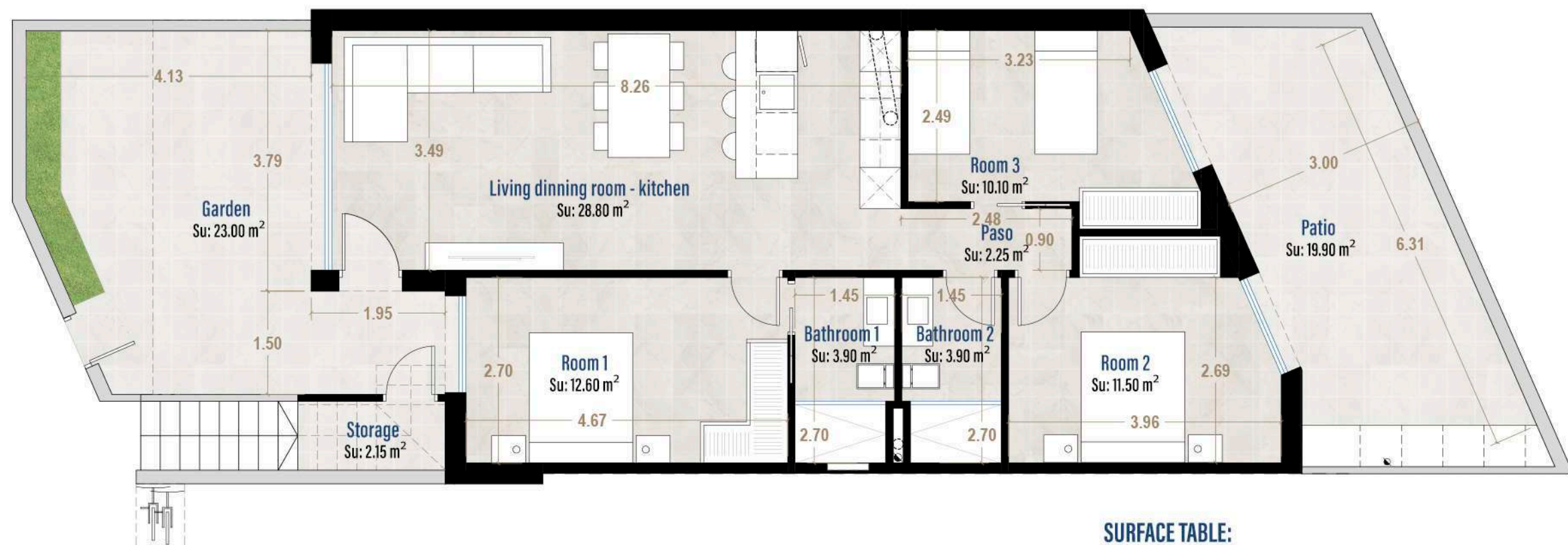
Home	Floor	Use	Useful surf.	Built surface
7	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m²	94.37 m²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

TOTAL	167.87 m²
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Quality specifications FLOOR PLAN

HOME 08: Ground floor



Masterplan



SURFACE TABLE:

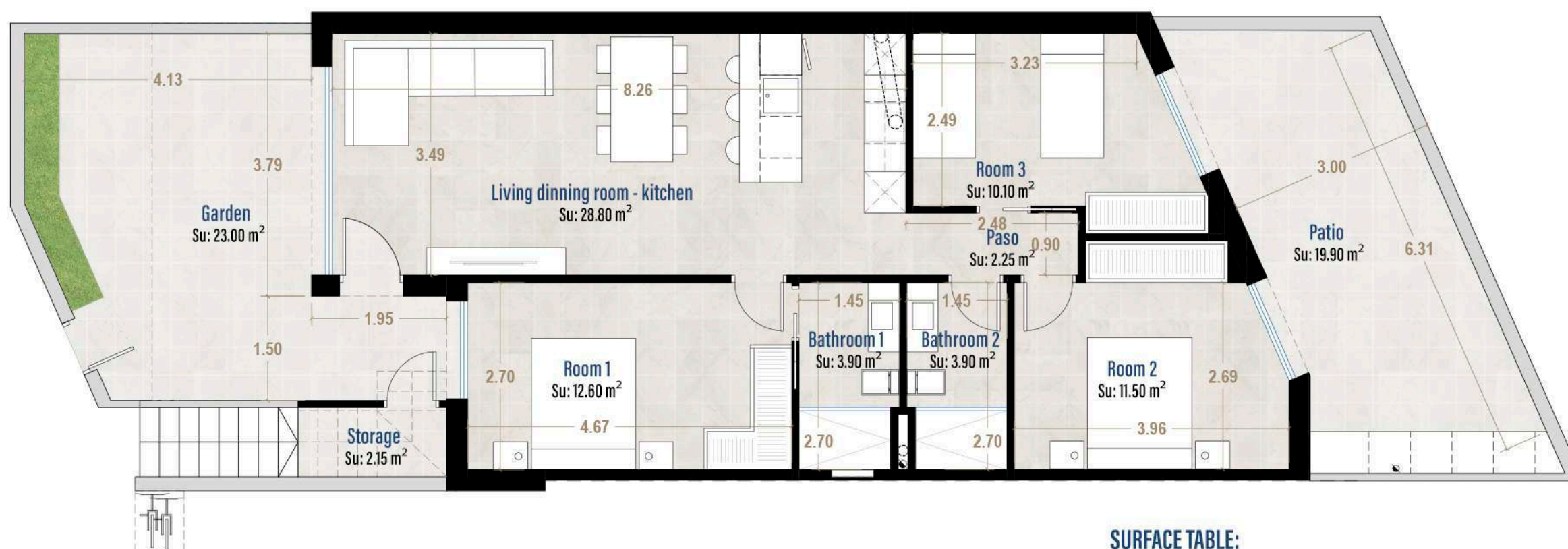
Home	Floor	Use	Useful surf.	Built surface
8	Ground	Housing	73.05 m ²	84.12 m ²
		Porch (50%)	7.65 m ²	7.65 m ²
		Storage	2.15 m ²	2.60 m ²
TOTAL			82.85 m ²	94.37 m ²

* Private garden	23.00 m ²
* Patio	19.90 m ²
* Roof installations	17.60 m ²
* Parking private	13.00 m ²

TOTAL	167.87 m ²
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Quality specifications FLOOR PLAN

HOME 09: Ground floor



Masterplan



SURFACE TABLE:

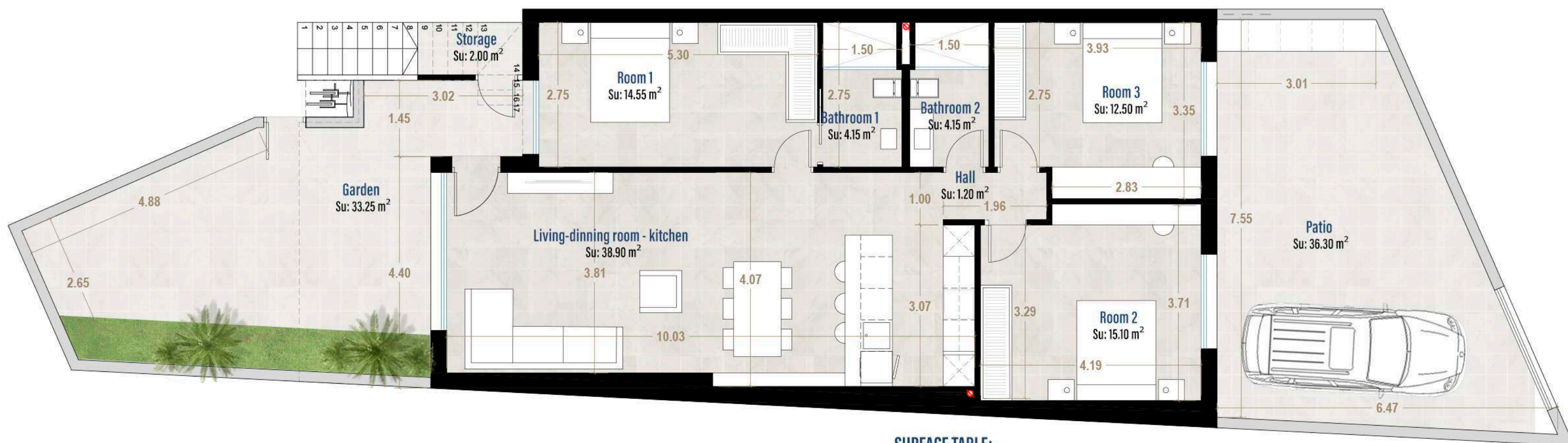
Home	Floor	Use	Useful surf.	Built surface
9	Ground	Housing	73.05 m2	84.12 m2
		Porch (50%)	7.65 m2	7.65 m2
		Storage	2.15 m2	2.60 m2
TOTAL			82.85 m2	94.37 m2

* Private garden	23.00 m2
* Patio	19.90 m2
* Roof installations	17.60 m2
* Parking private	13.00 m2

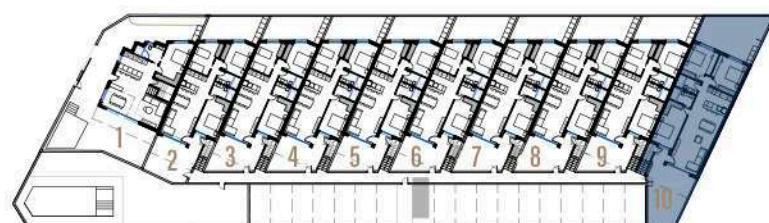
TOTAL	167.87 m2
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Quality specifications FLOOR PLAN

HOME 10: Ground floor



Masterplan



SURFACE TABLE:

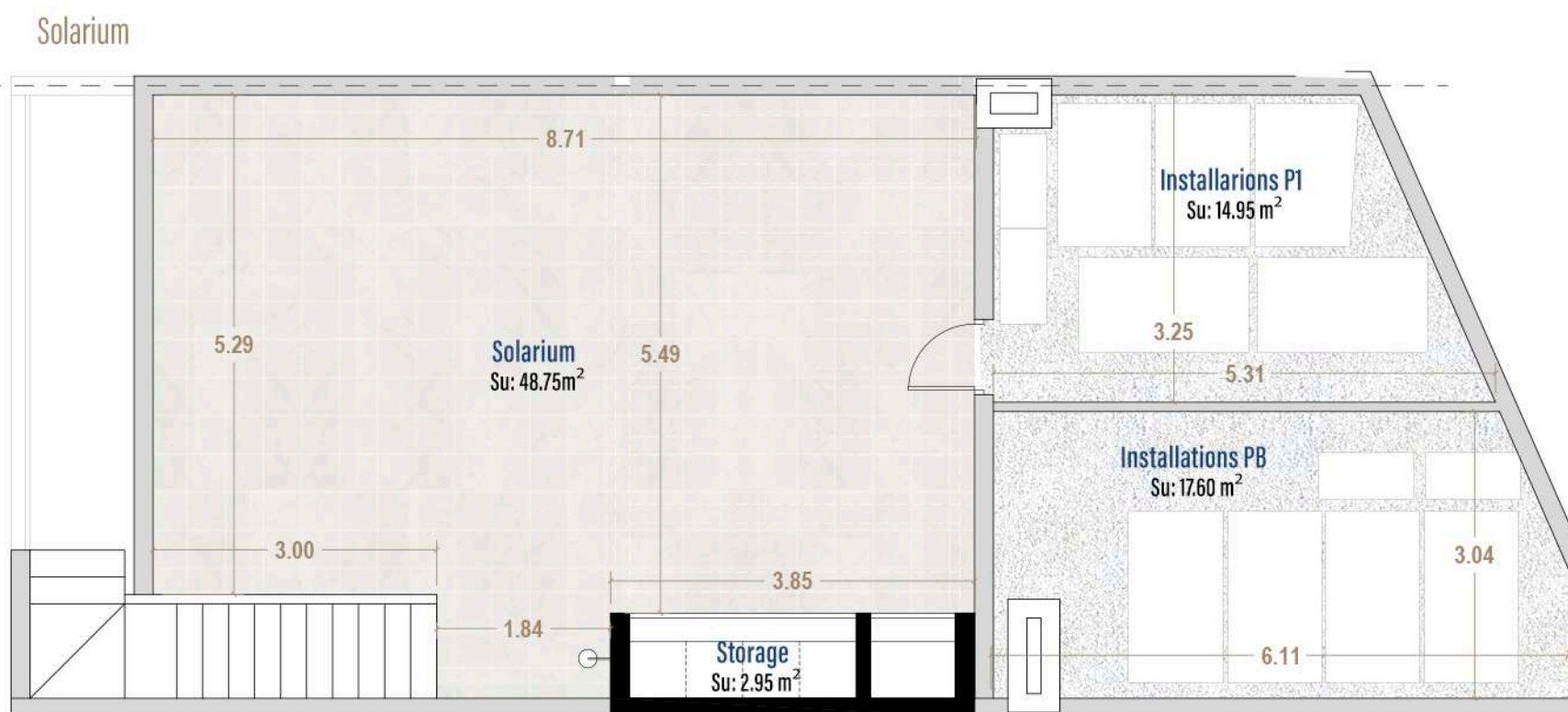
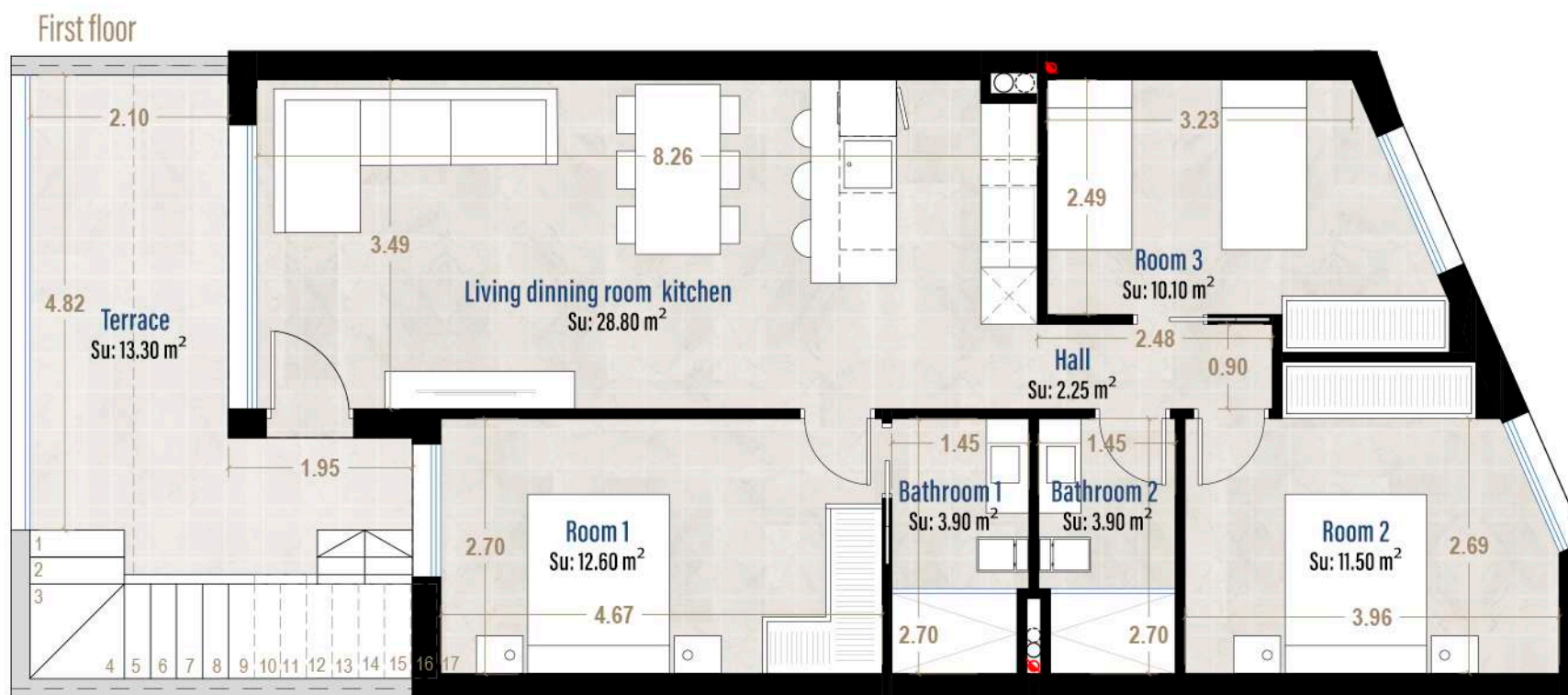
Home	Floor	Use	Useful surf.	Built surface
10	Ground	Housing	91.10 m ²	106.88 m ²
		Porch (50%)	8.05 m ²	8.05 m ²
	Storage	Storage	2.00 m ²	2.40 m ²
TOTAL			101.16 m²	117.33 m²

* Private garden	33.25 m ²
* Patio	36.30 m ²
* Roof installations	21.30 m ²

TOTAL	208.18 m²
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Quality specifications

FLOOR PLAN



HOME 11: First floor



Masterplan



SURFACE TABLE:

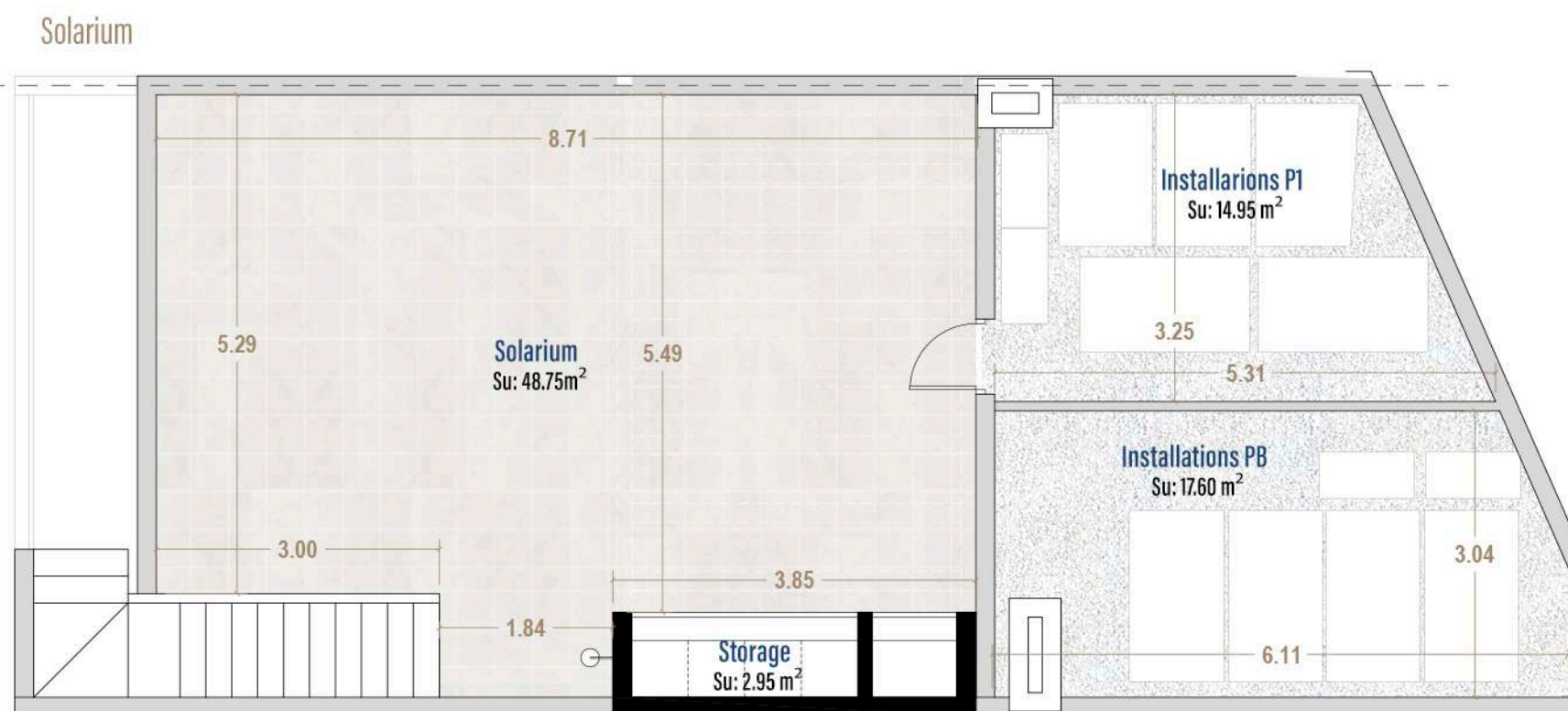
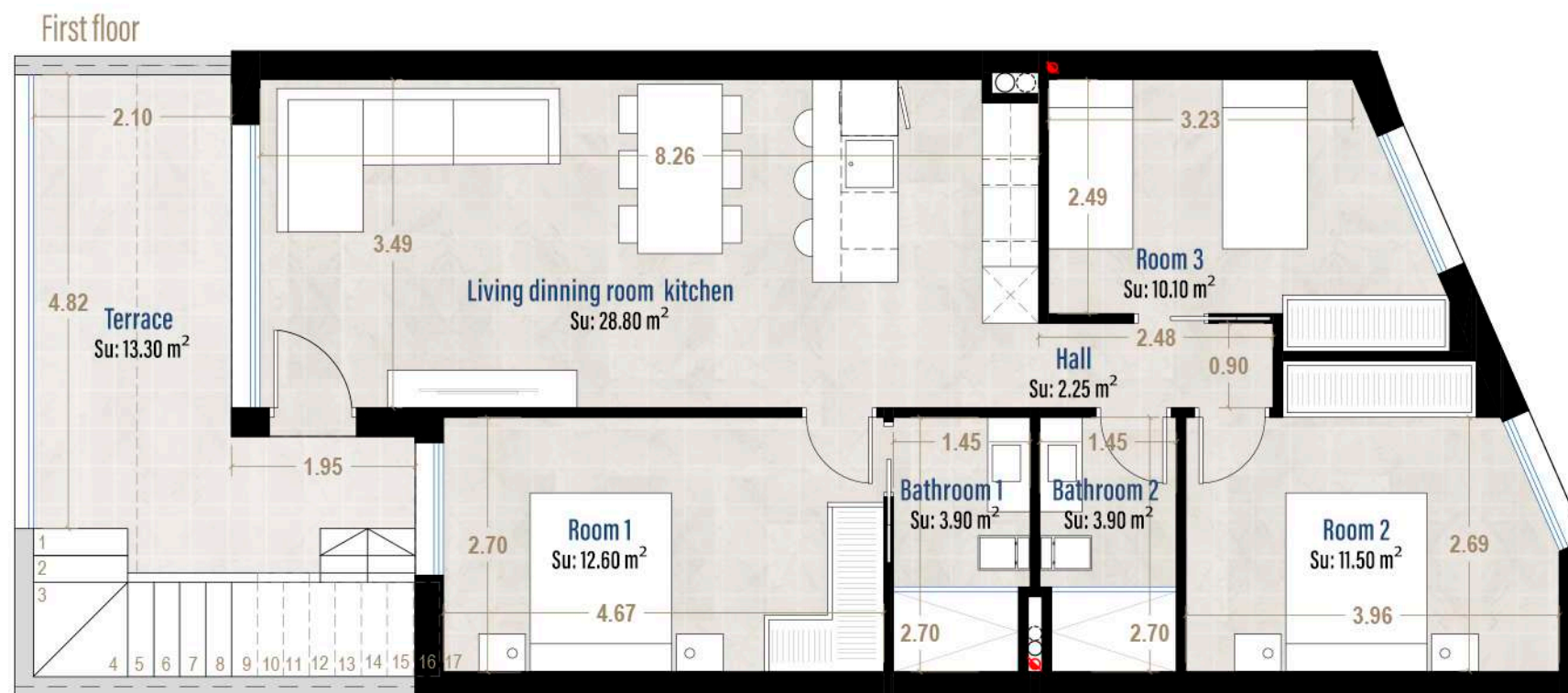
Home	Floor	Use	useful surf.	Built surface
11	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m²	92.25 m²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m²
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Quality specifications

FLOOR PLAN



HOME 12: First floor



Masterplan



SURFACE TABLE:

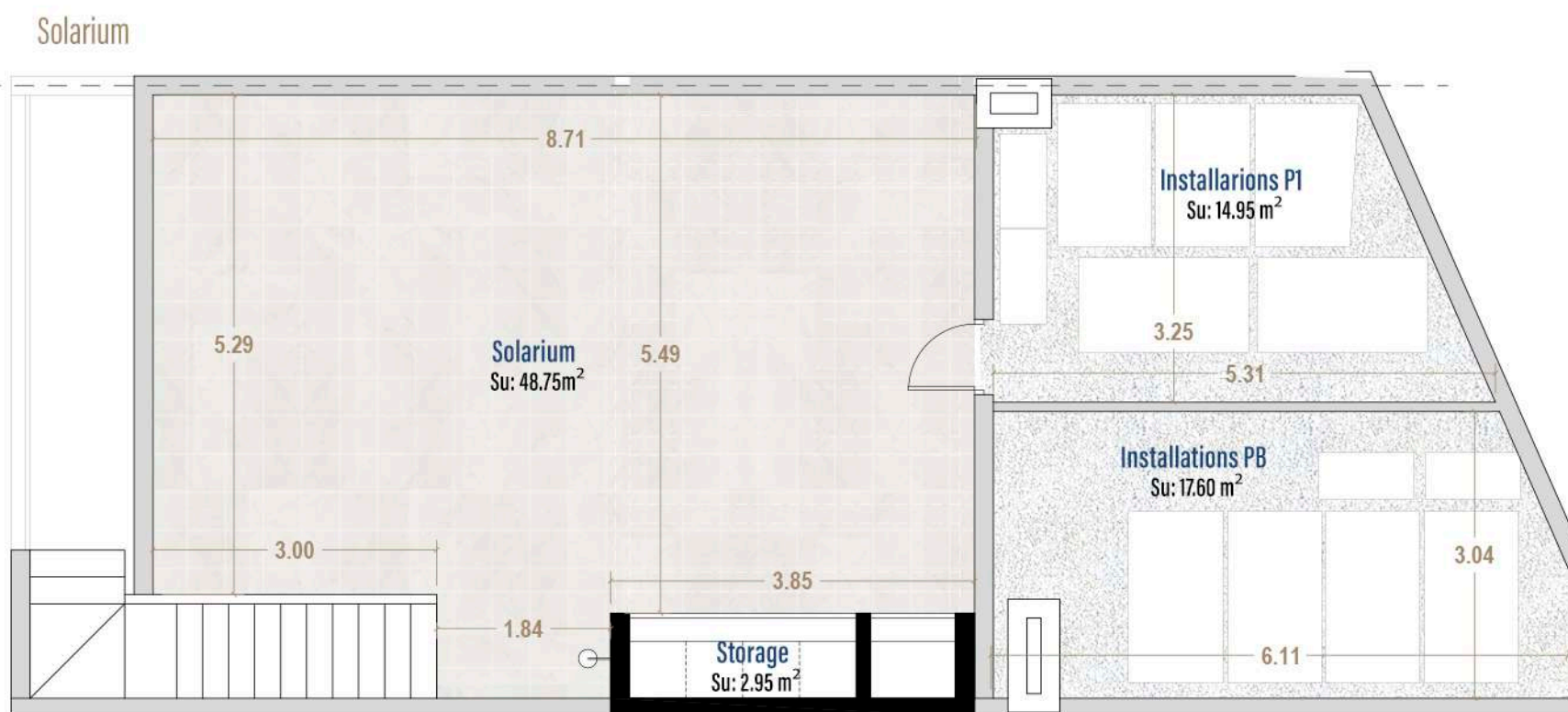
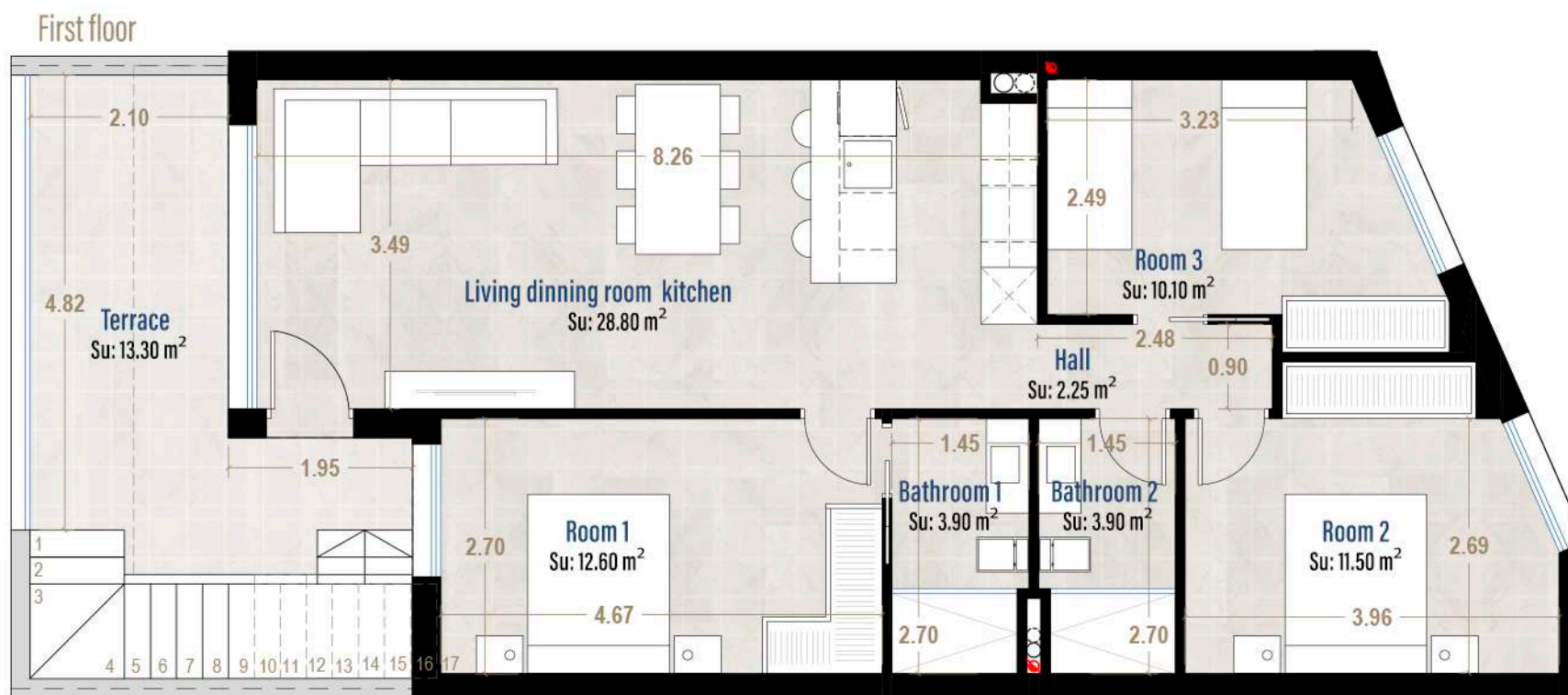
Home	Floor	Use	useful surf.	Built surface
12	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m²	92.25 m²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m²
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Quality specifications

FLOOR PLAN



HOME 13: First floor



Masterplan



SURFACE TABLE:

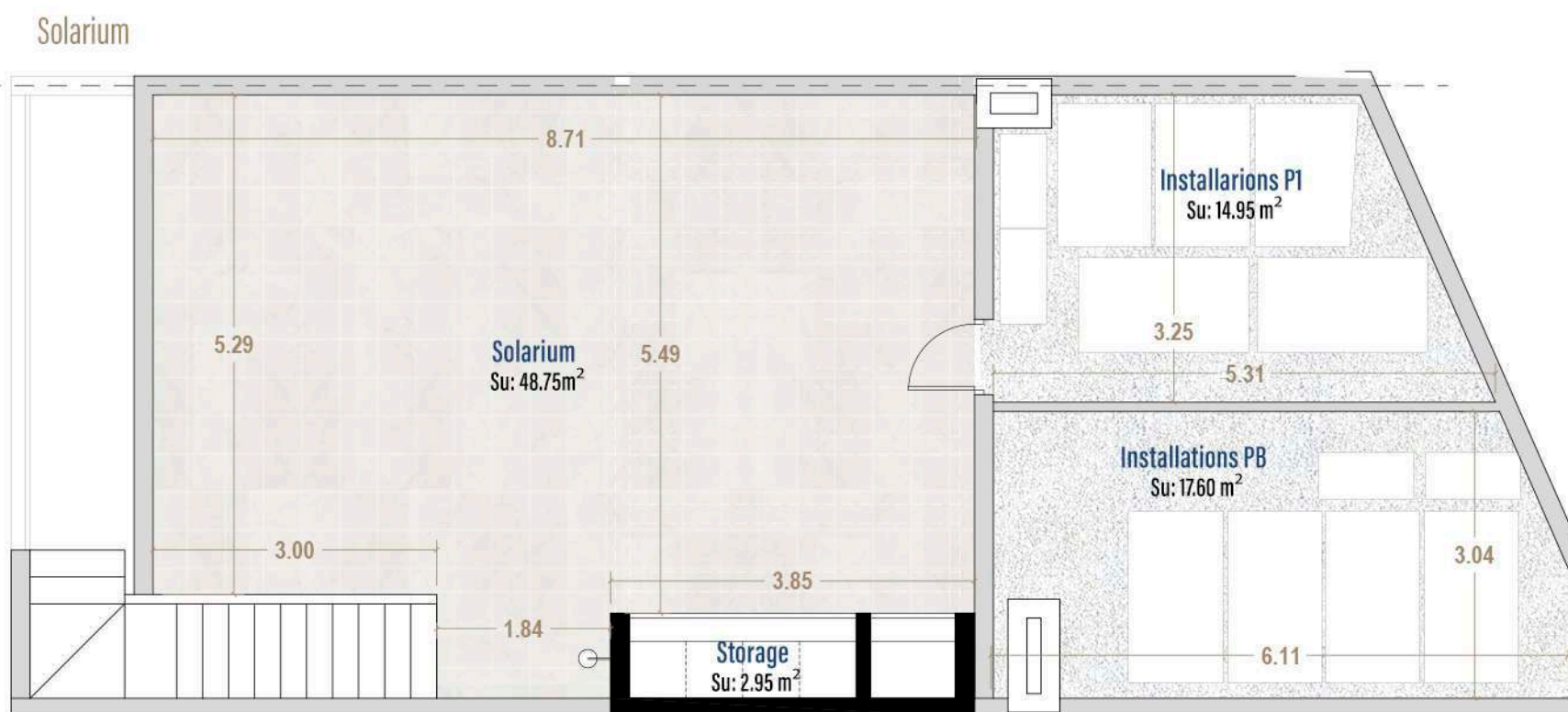
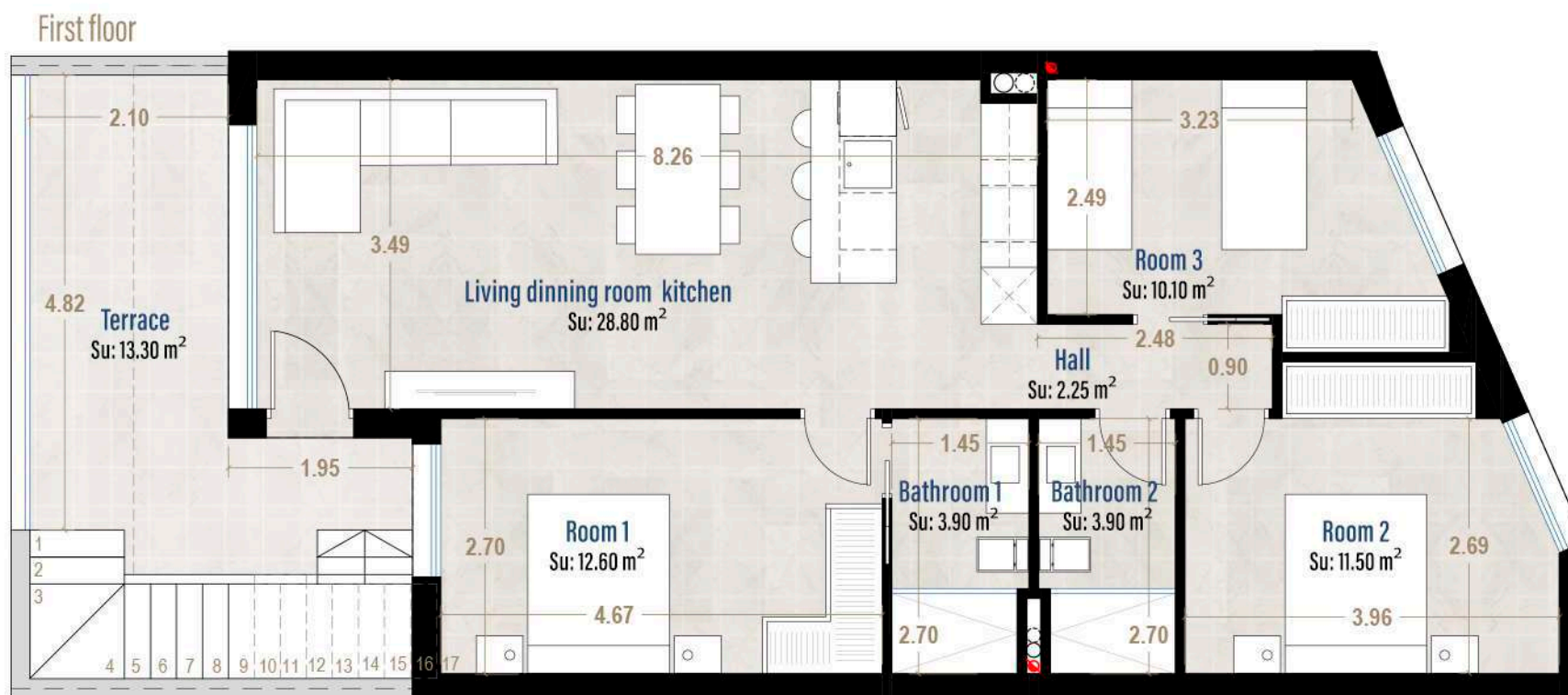
Home	Floor	Use	useful surf.	Built surface
13	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m²	92.25 m²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m²
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Quality specifications

FLOOR PLAN



HOME 14: First floor



Masterplan



SURFACE TABLE:

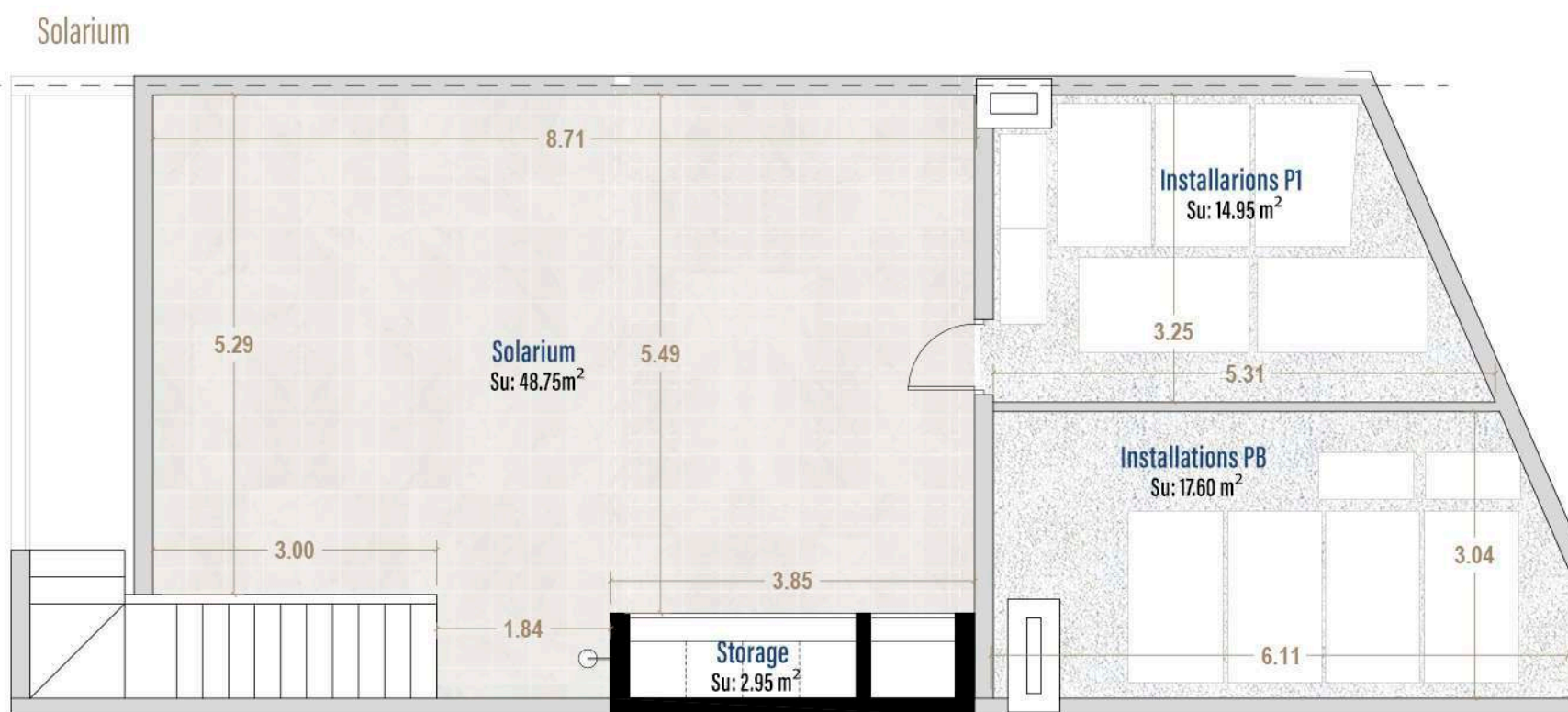
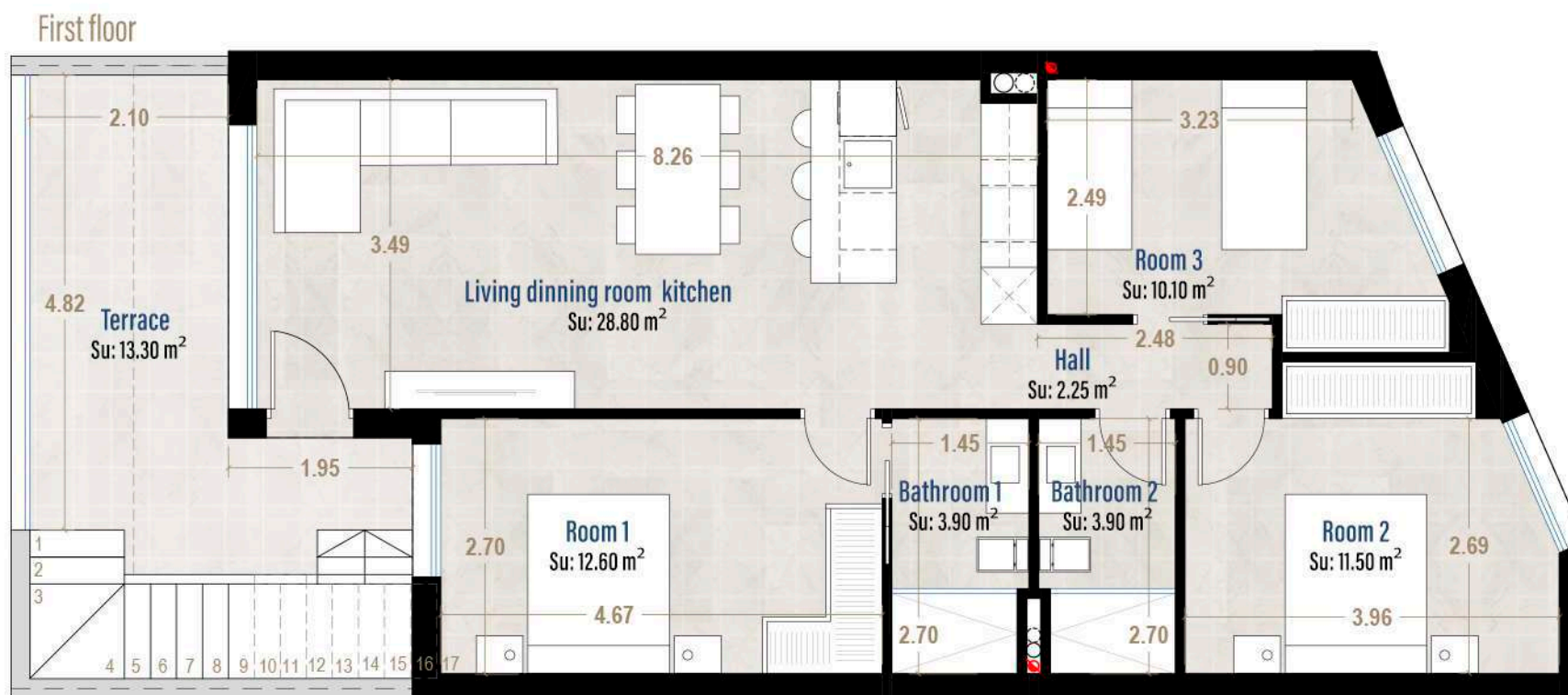
Home	Floor	Use	useful surf.	Built surface
14	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m²	92.25 m²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m²
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Quality specifications

FLOOR PLAN



HOME 15: First floor



Masterplan



SURFACE TABLE:

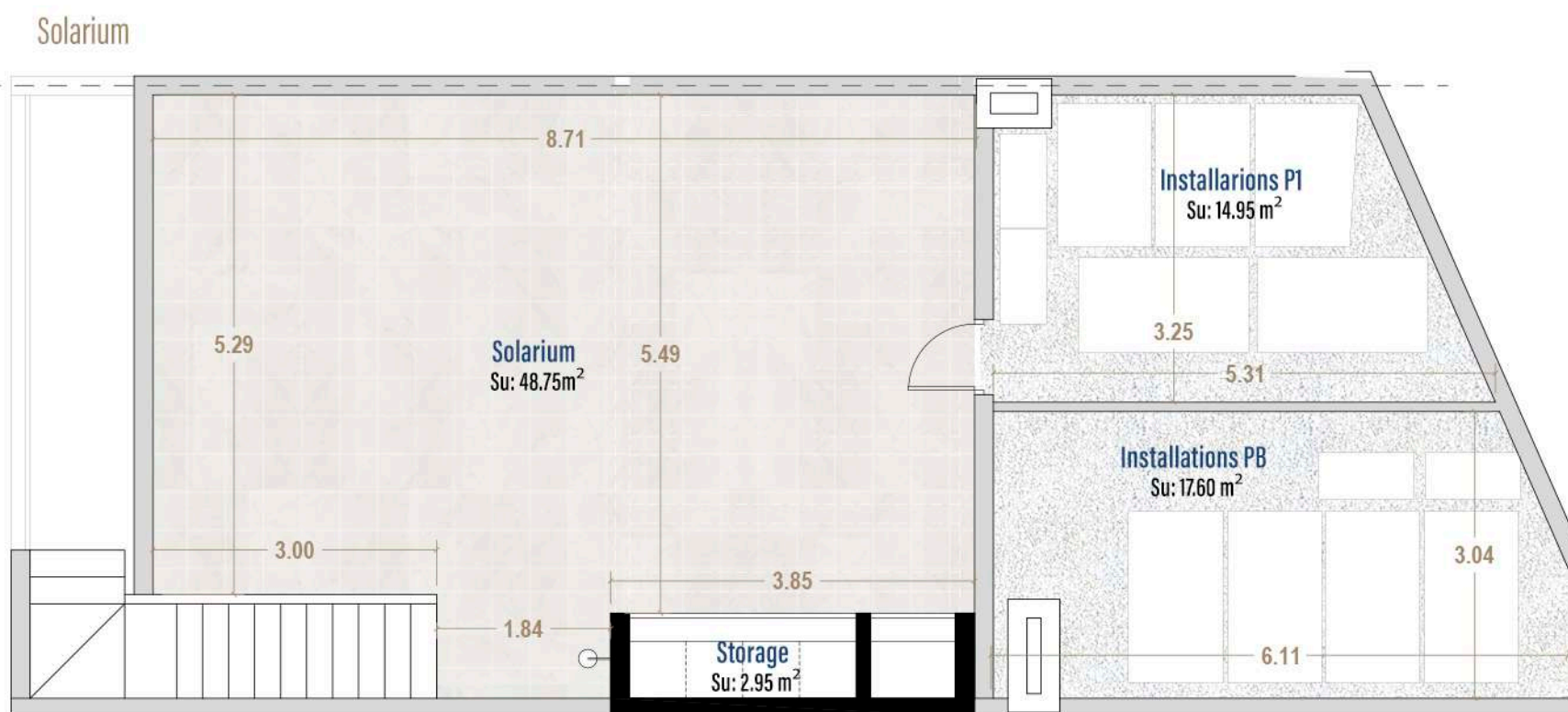
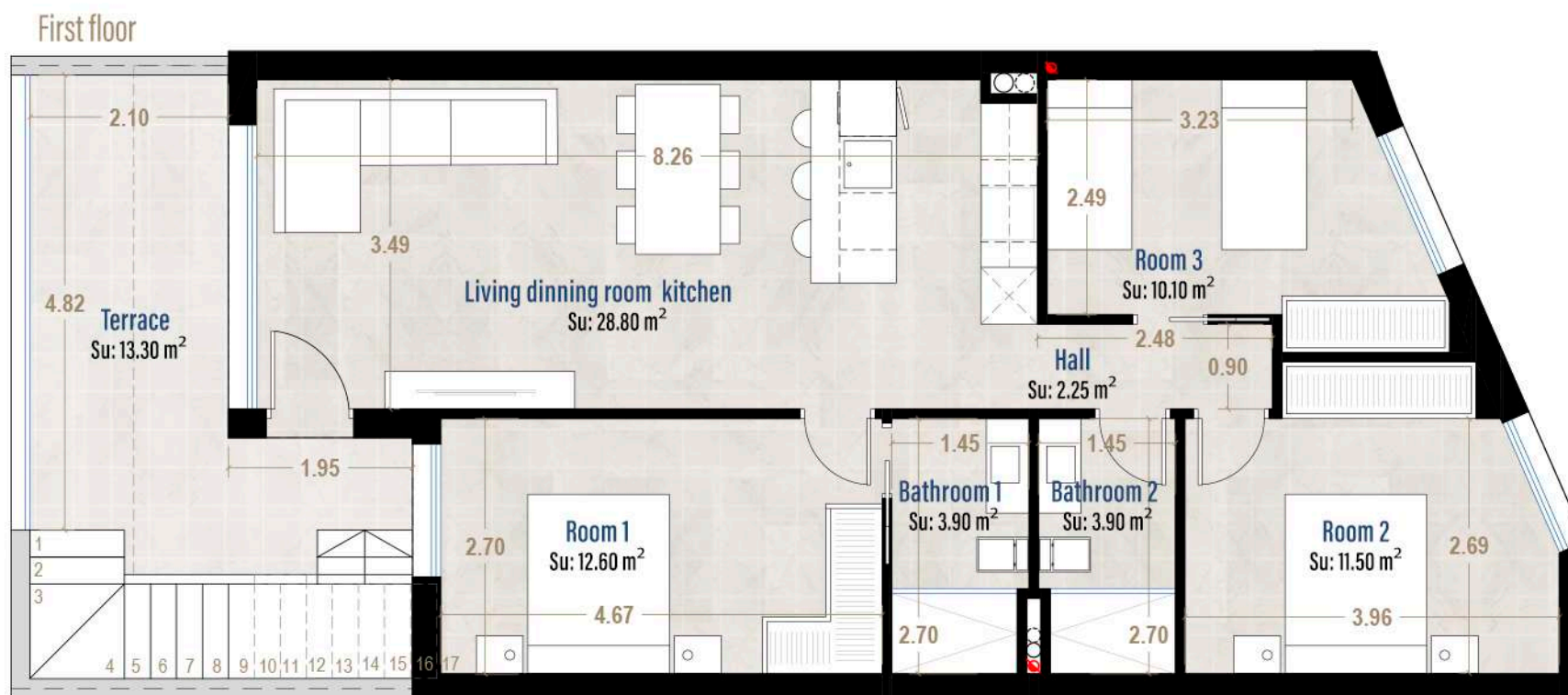
Home	Floor	Use	useful surf.	Built surface
15	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m ²	92.25 m ²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m ²
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Quality specifications

FLOOR PLAN



HOME 16: First floor



Masterplan



SURFACE TABLE:

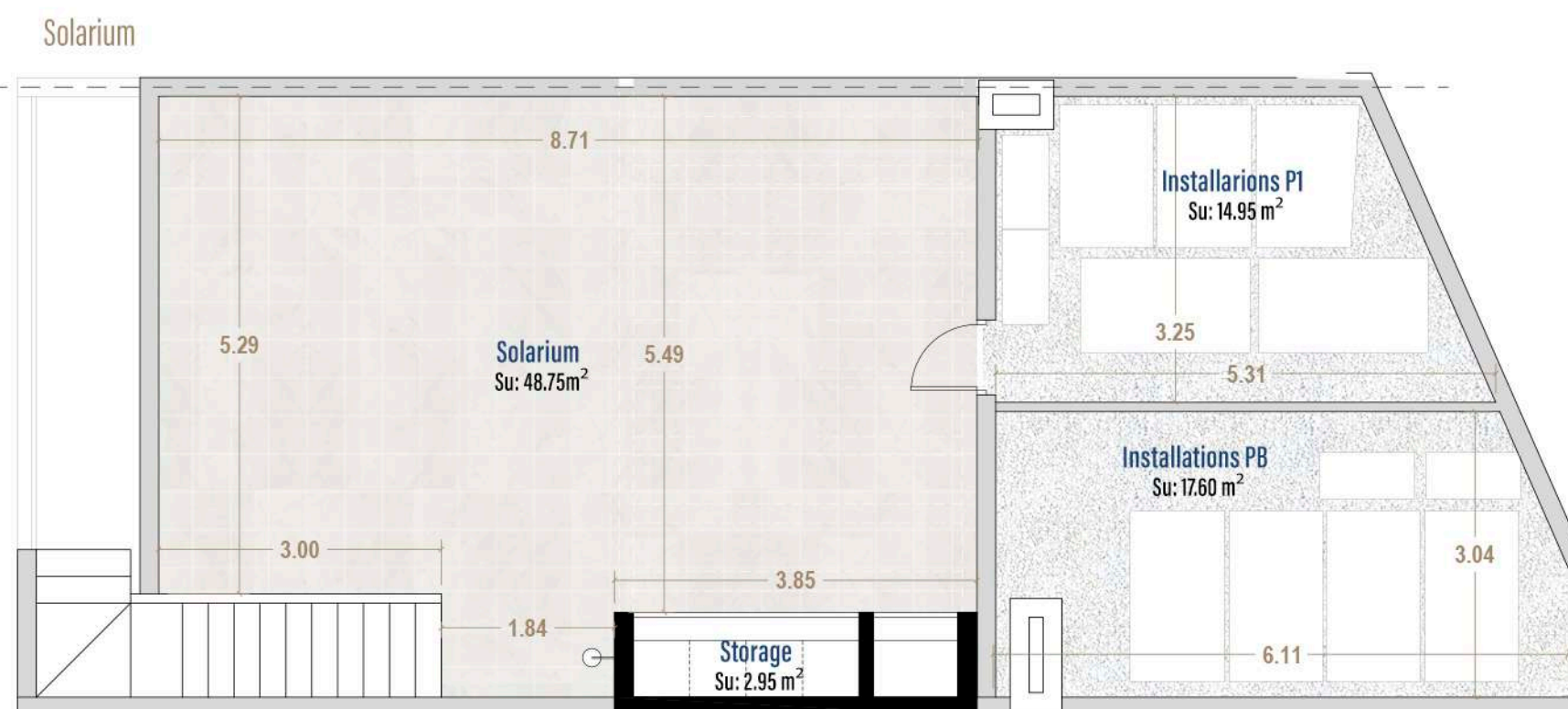
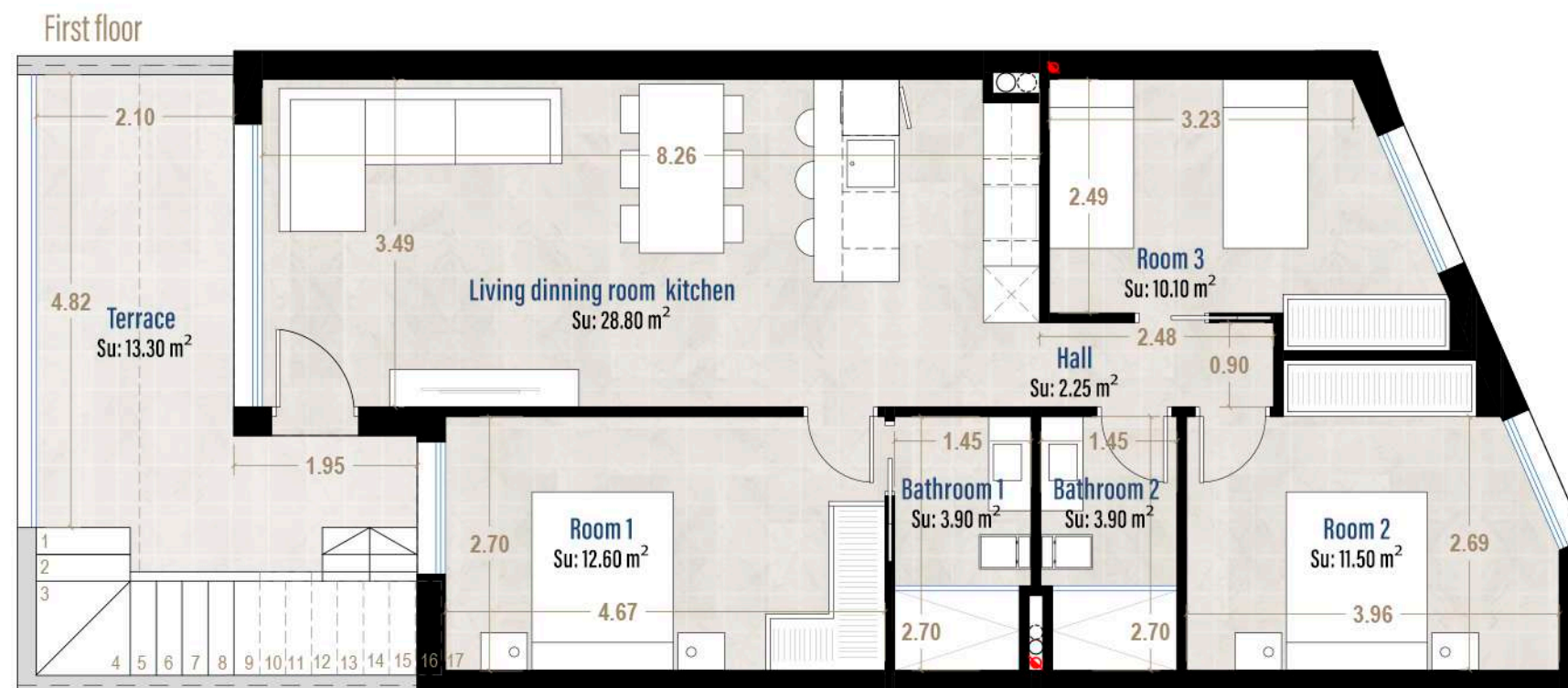
Home	Floor	Use	useful surf.	Built surface
16	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m ²	92.25 m ²

* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m ²
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Quality specifications

FLOOR PLAN



HOME 17: First floor



Masterplan

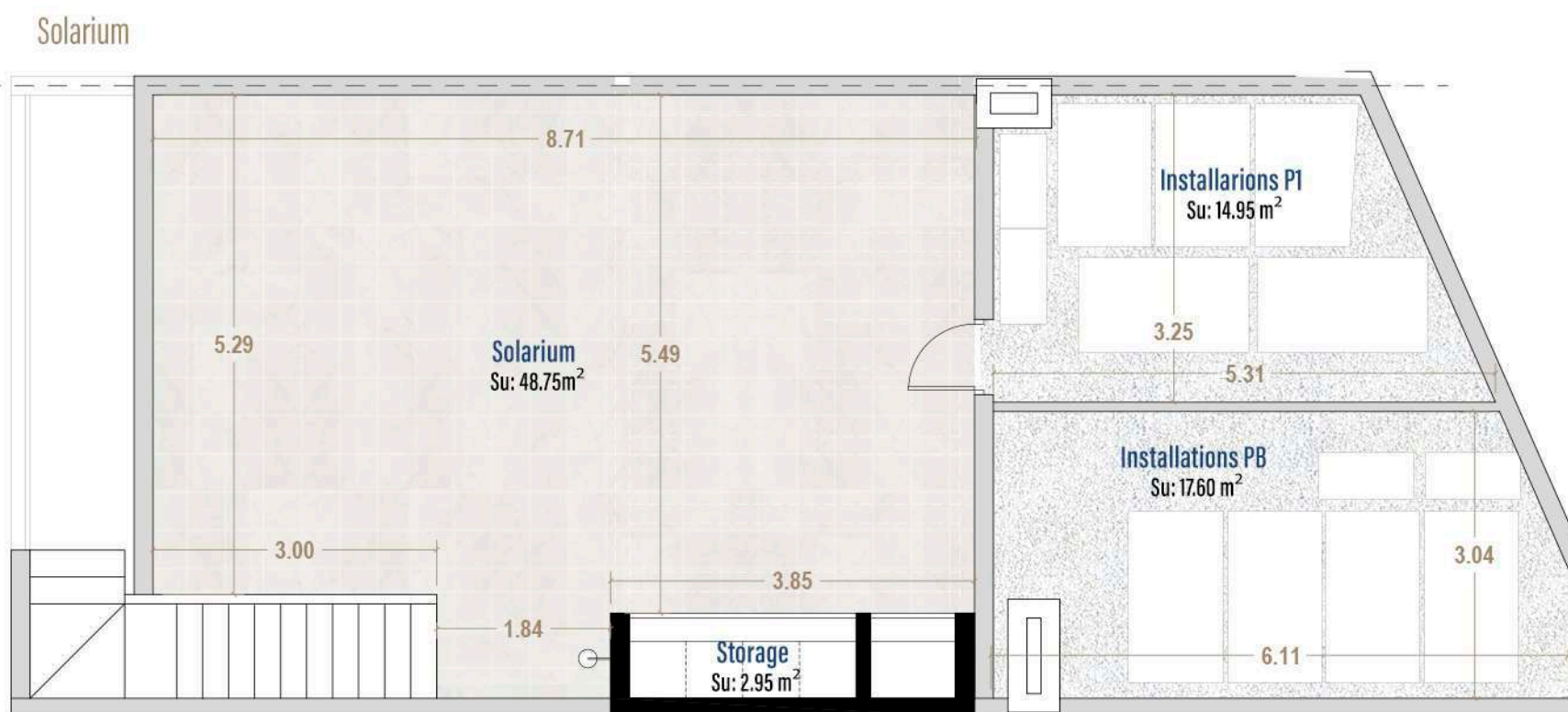
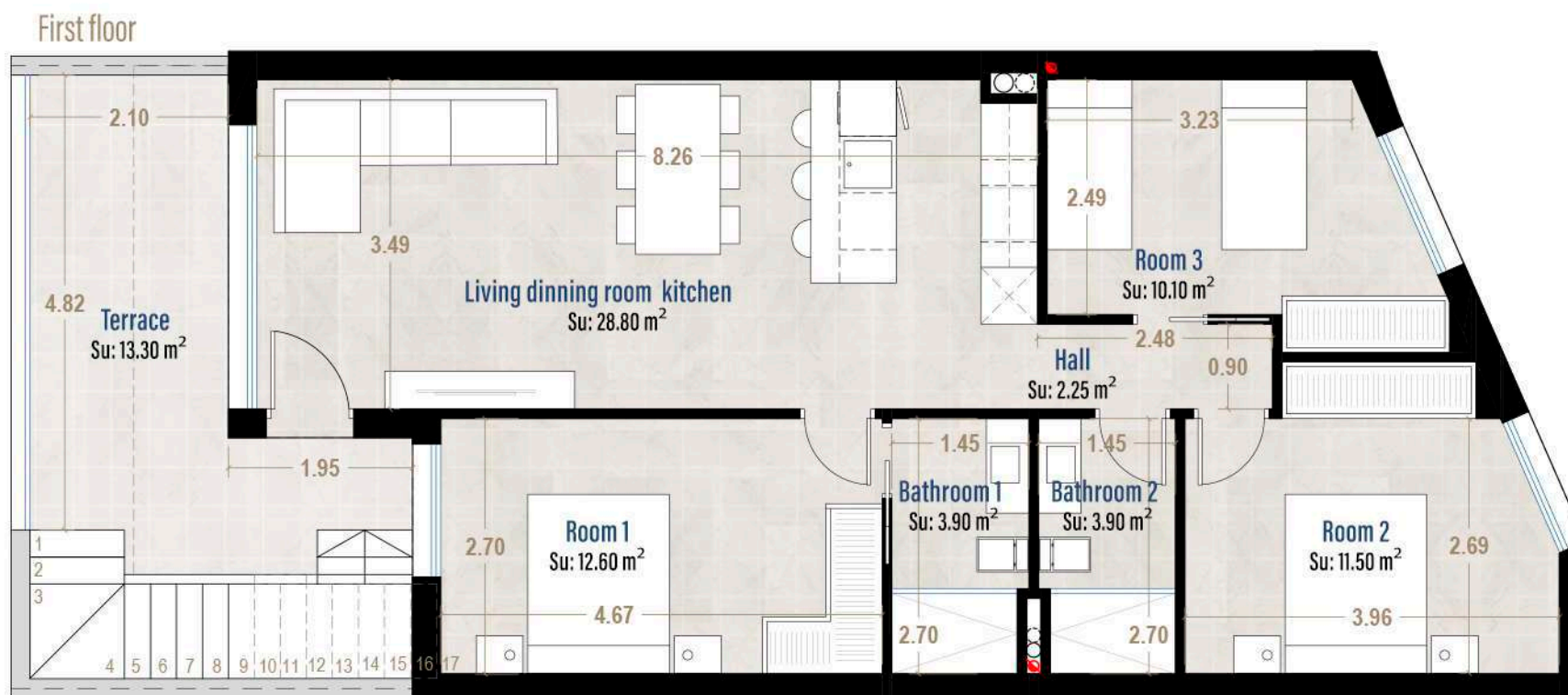


SURFACE TABLE:

Home	Floor	Use	useful surf.	Built surface
17	First	Housing	73.05 m2	83.95 m2
		Porch (50%)	4.05 m2	4.05 m2
	Storage	Storage	2.80 m2	4.25 m2
TOTAL			79.90 m2	92.25 m2
* Solarium private				48.75 m2
* Roof installations				14.95 m2
* Parking				13.00 m2
TOTAL			168.95 m2	

Quality specifications

FLOOR PLAN



HOME 18: First floor



Masterplan



SURFACE TABLE:

Home	Floor	Use	useful surf.	Built surface
18	First	Housing	73.05 m ²	83.95 m ²
		Porch (50%)	4.05 m ²	4.05 m ²
	Storage	Storage	2.80 m ²	4.25 m ²
TOTAL			79.90 m ²	92.25 m ²

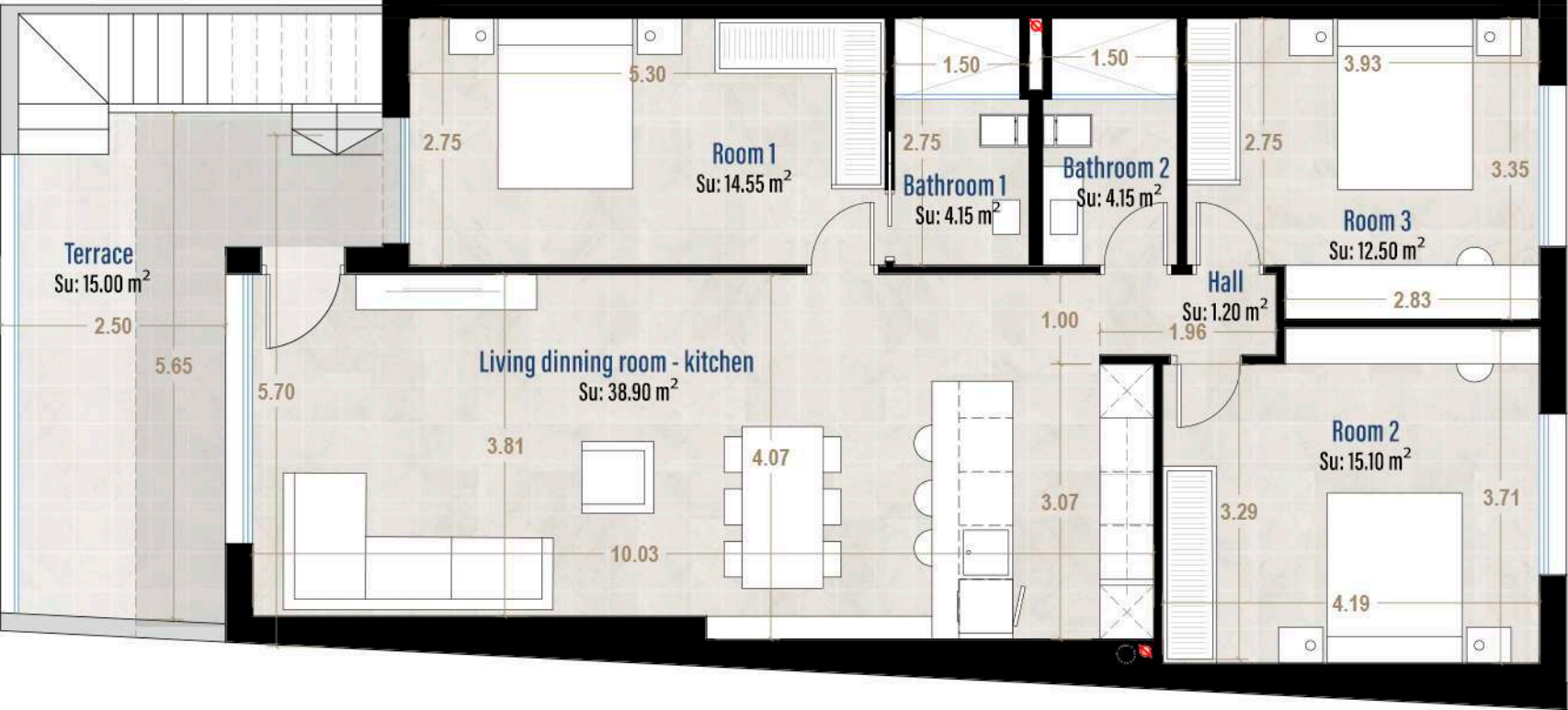
* Solarium private 48.75 m²
 * Roof installations 14.95 m²
 * Parking 13.00 m²

TOTAL	168.95 m ²
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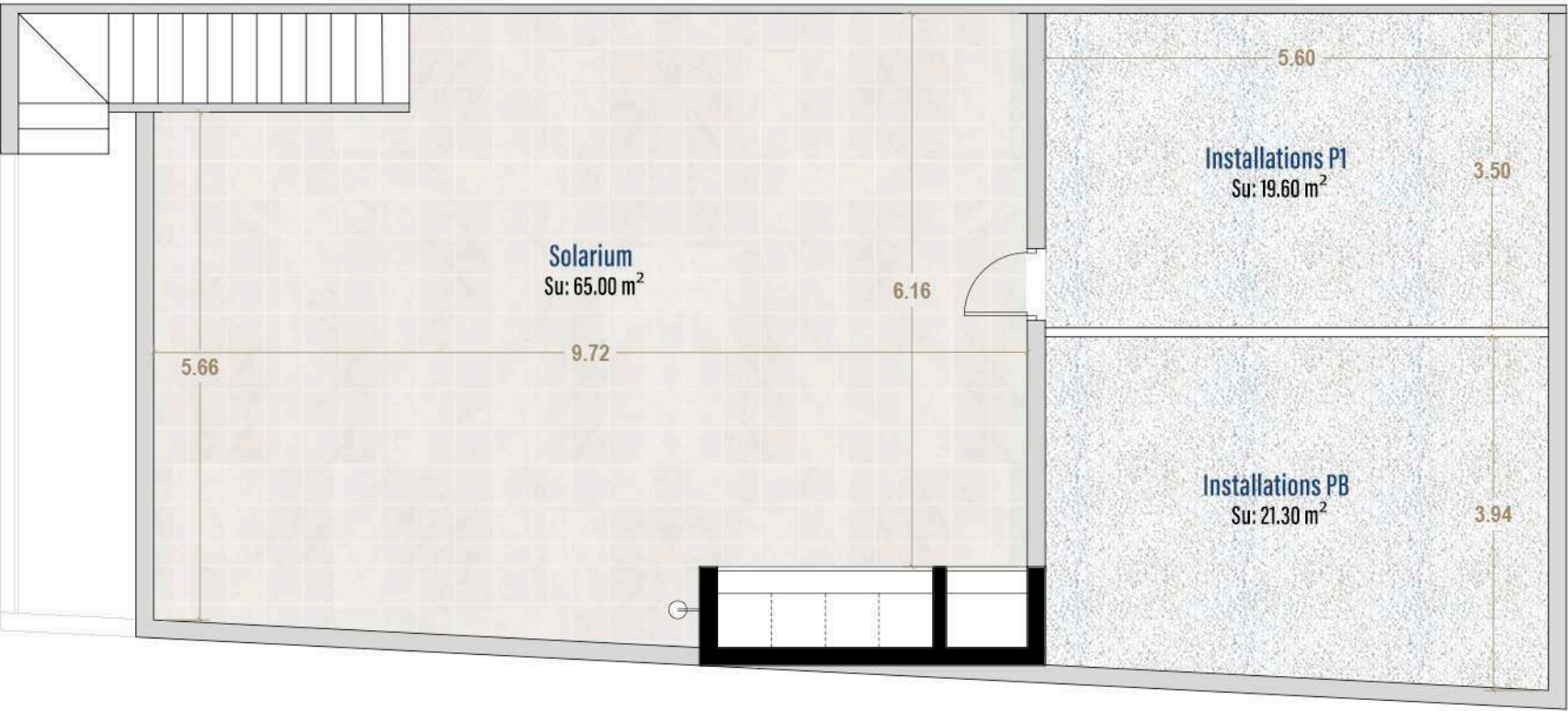
Quality specifications

FLOOR PLAN

First floor



Solarium



HOME 19: First floor



Masterplan



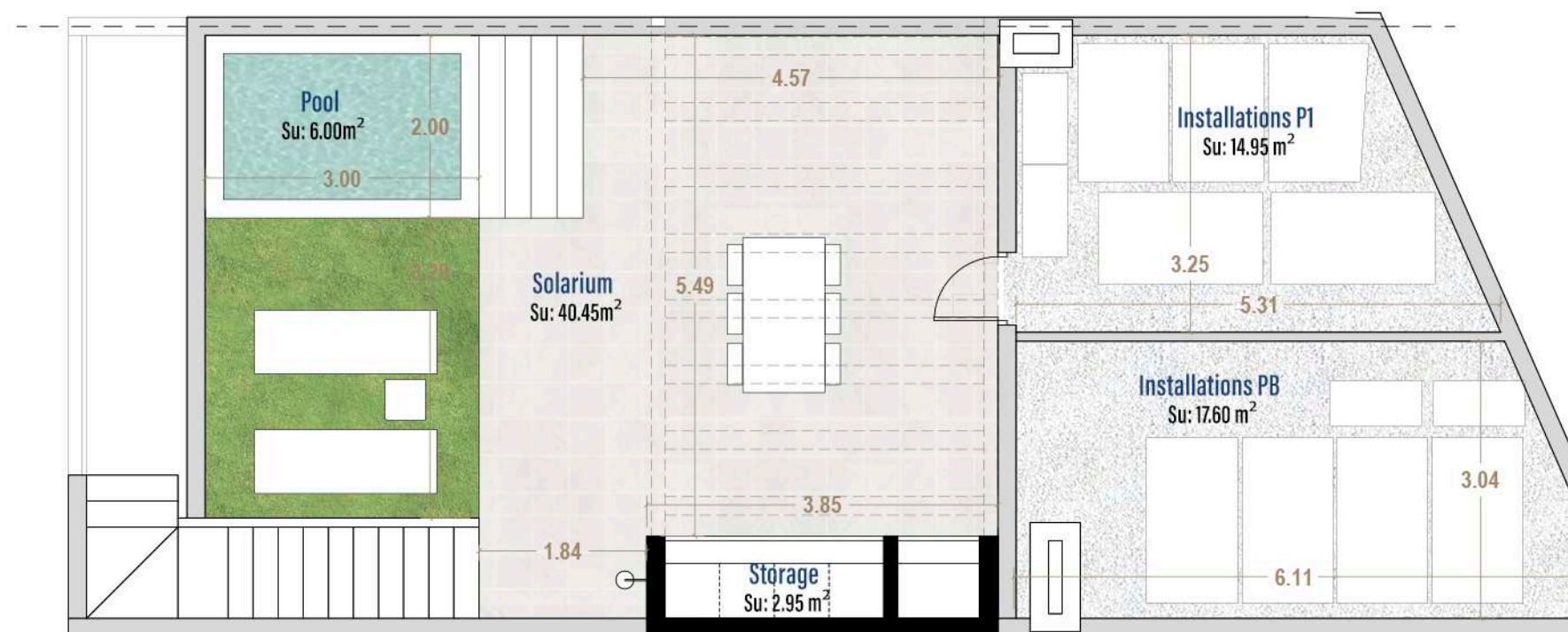
SURFACE TABLE:

Home	Floor	Use	Useful surf.	Built Surface
19	First	Housing	89.25 m2	106.88 m2
		Porch (50%)	4.25 m2	4.25 m2
	Storage	Storage	2.80 m2	4.25 m2
TOTAL			96.30 m2	115.38 m2
* Private Solarium				65.00 m2
* Roof installations				19.60 m2
* Parking				13.00 m2
TOTAL			212.98 m2	

Quality specifications FLOOR PLAN

SOLARIUM PREMIUM: First floor

Solarium Premium



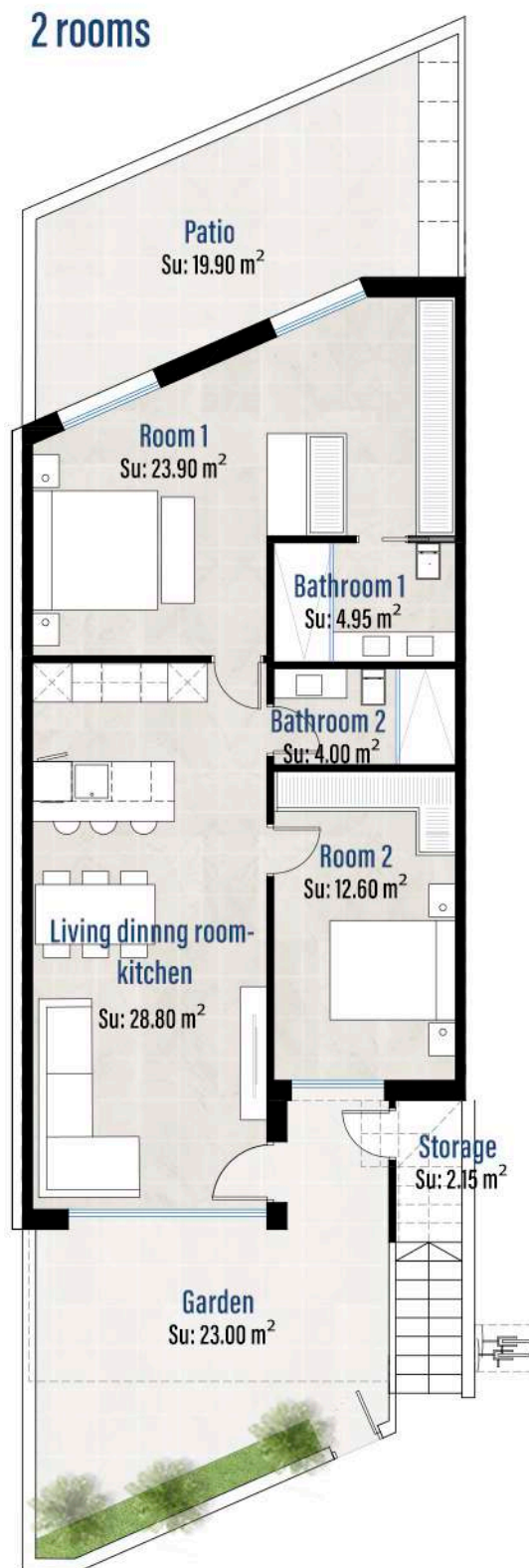
Quality specifications FLOOR PLAN

INTERIOR OPTIONS:

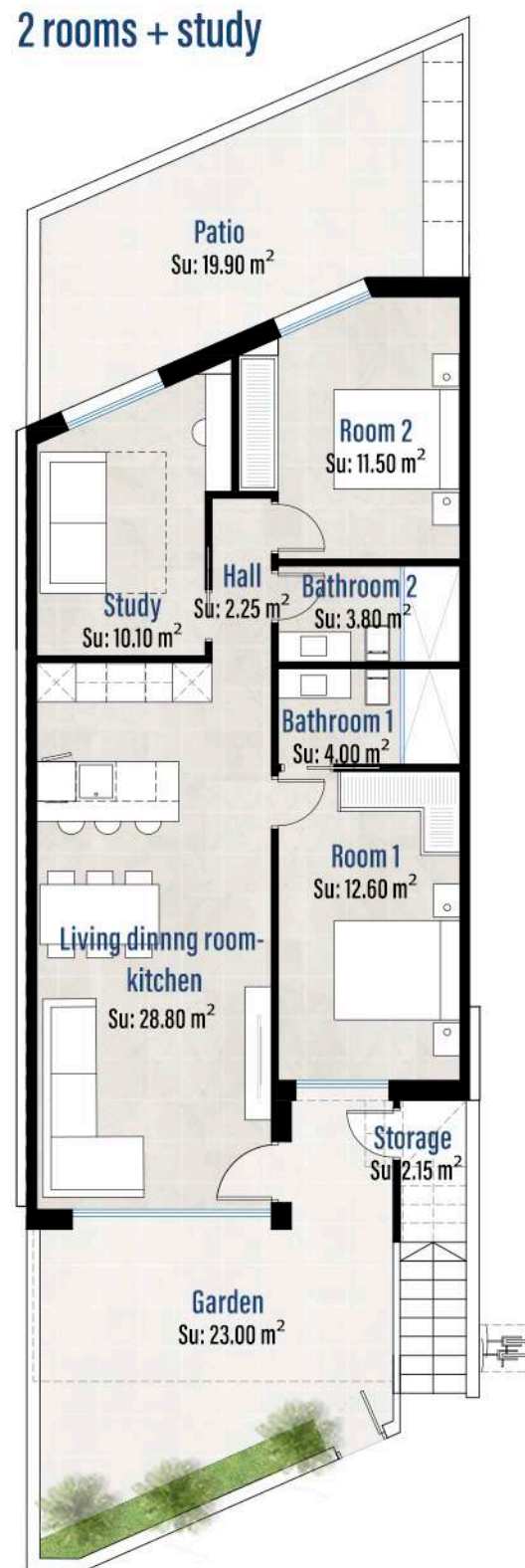
Ground floor

First floor

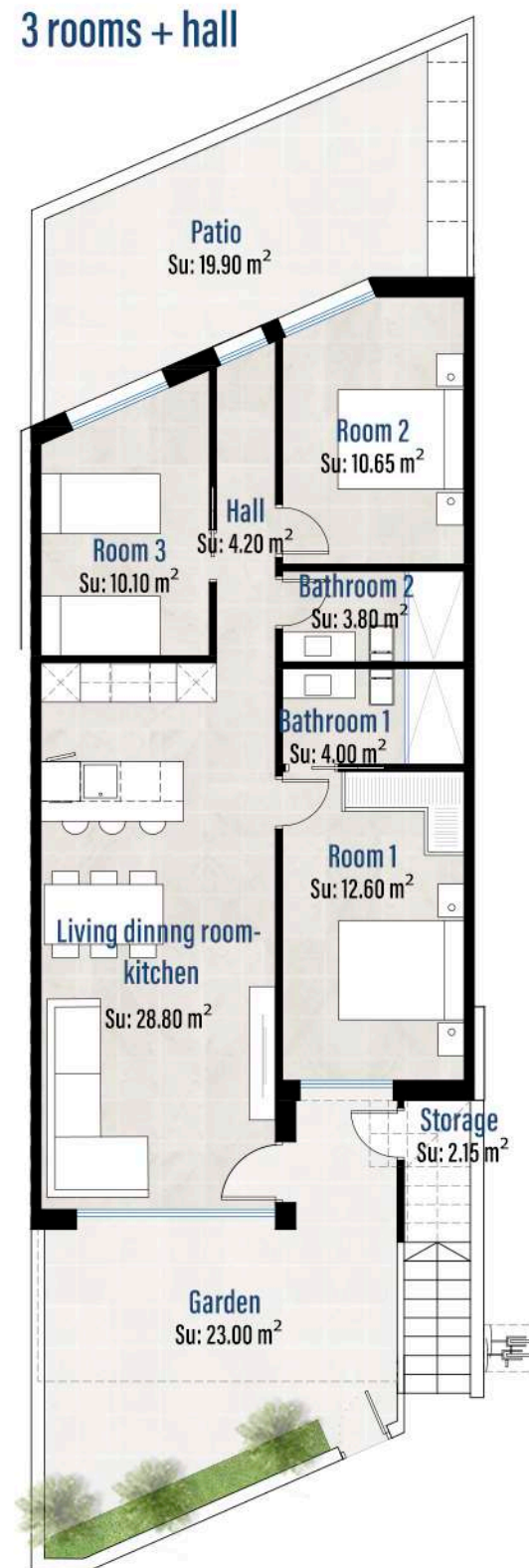
2 rooms



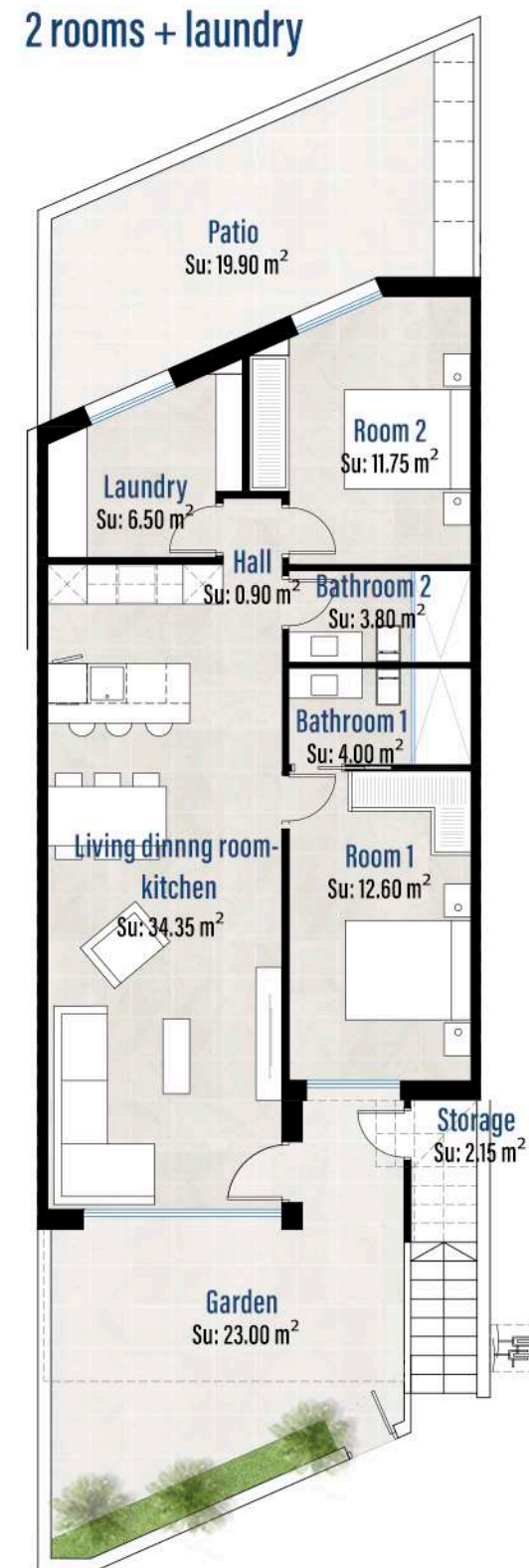
2 rooms + study



3 rooms + hall



2 rooms + laundry



QUALITY SPECIFICATIONS IMAGES



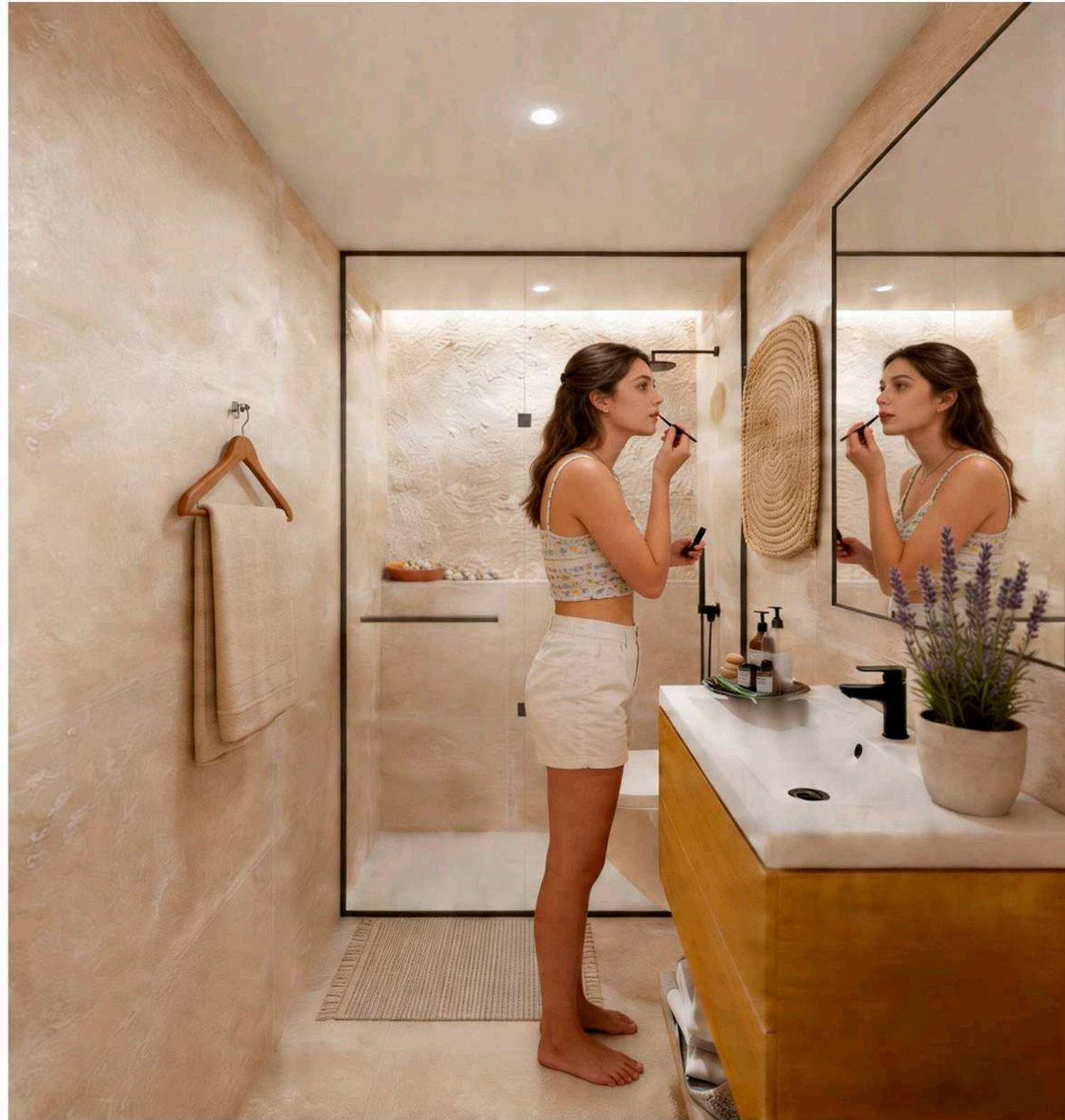
QUALITY SPECIFICATIONS IMAGES



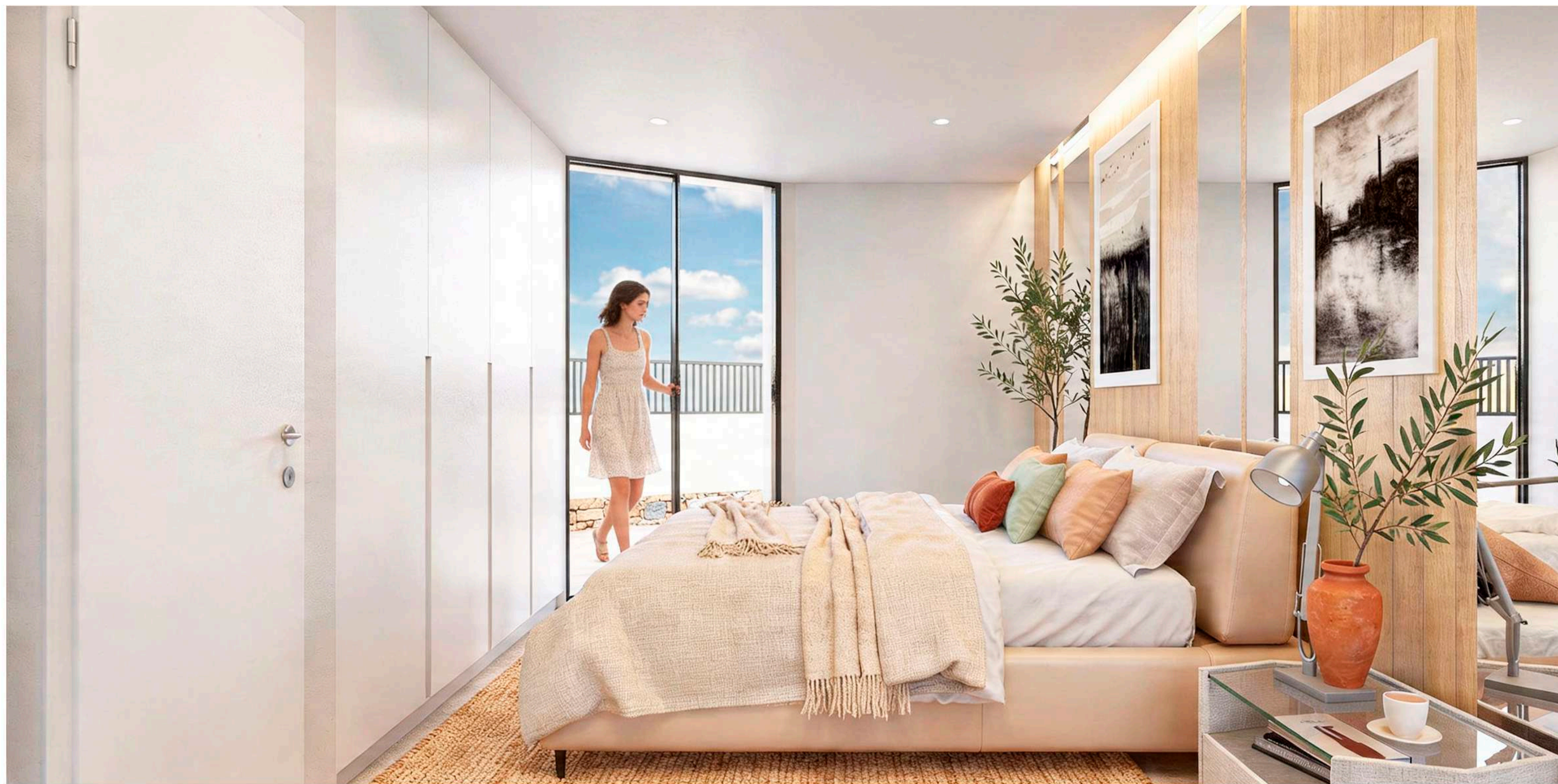
QUALITY SPECIFICATIONS IMAGES



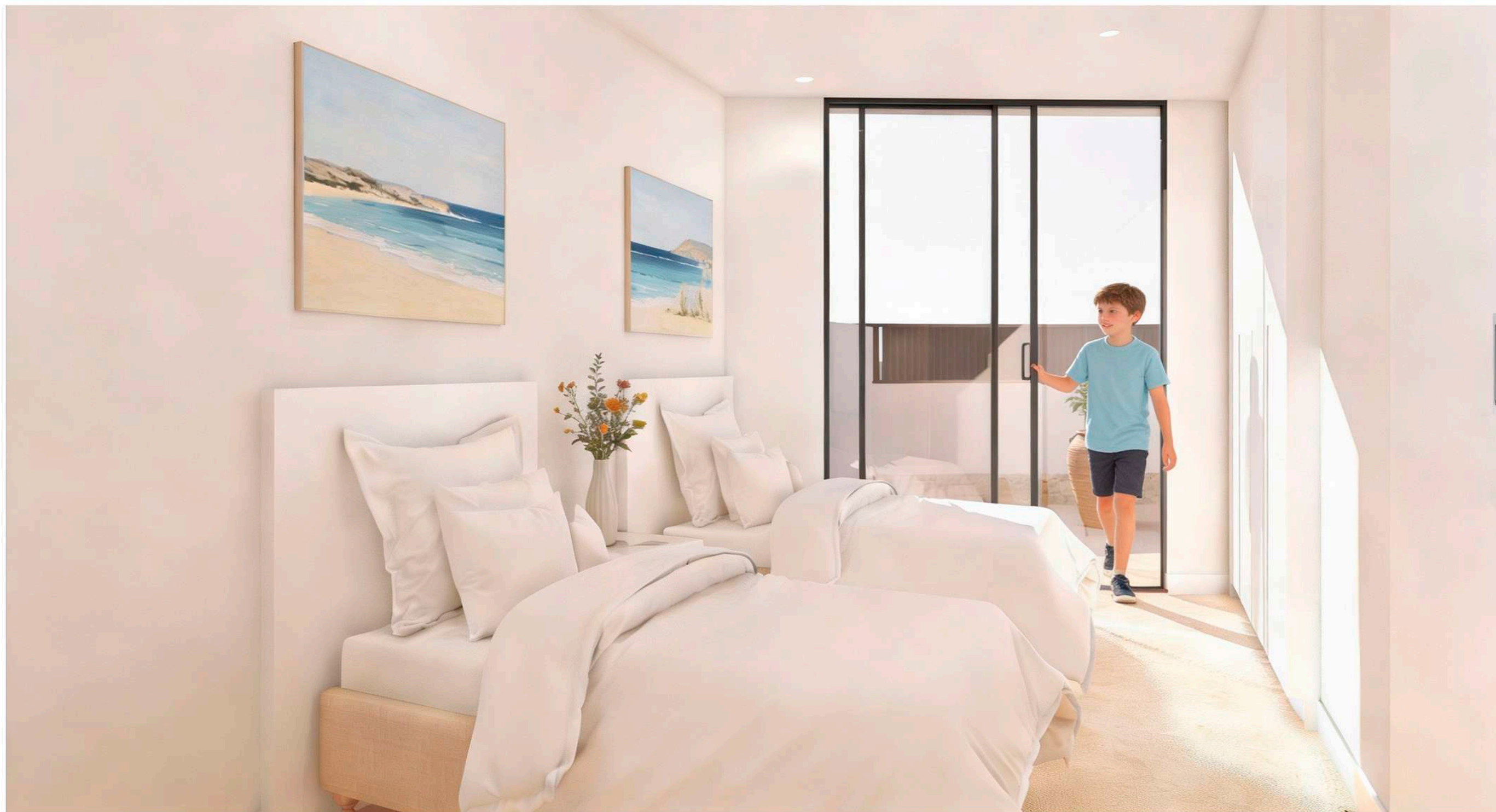
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QUALITY SPECIFICATIONS IMAGES



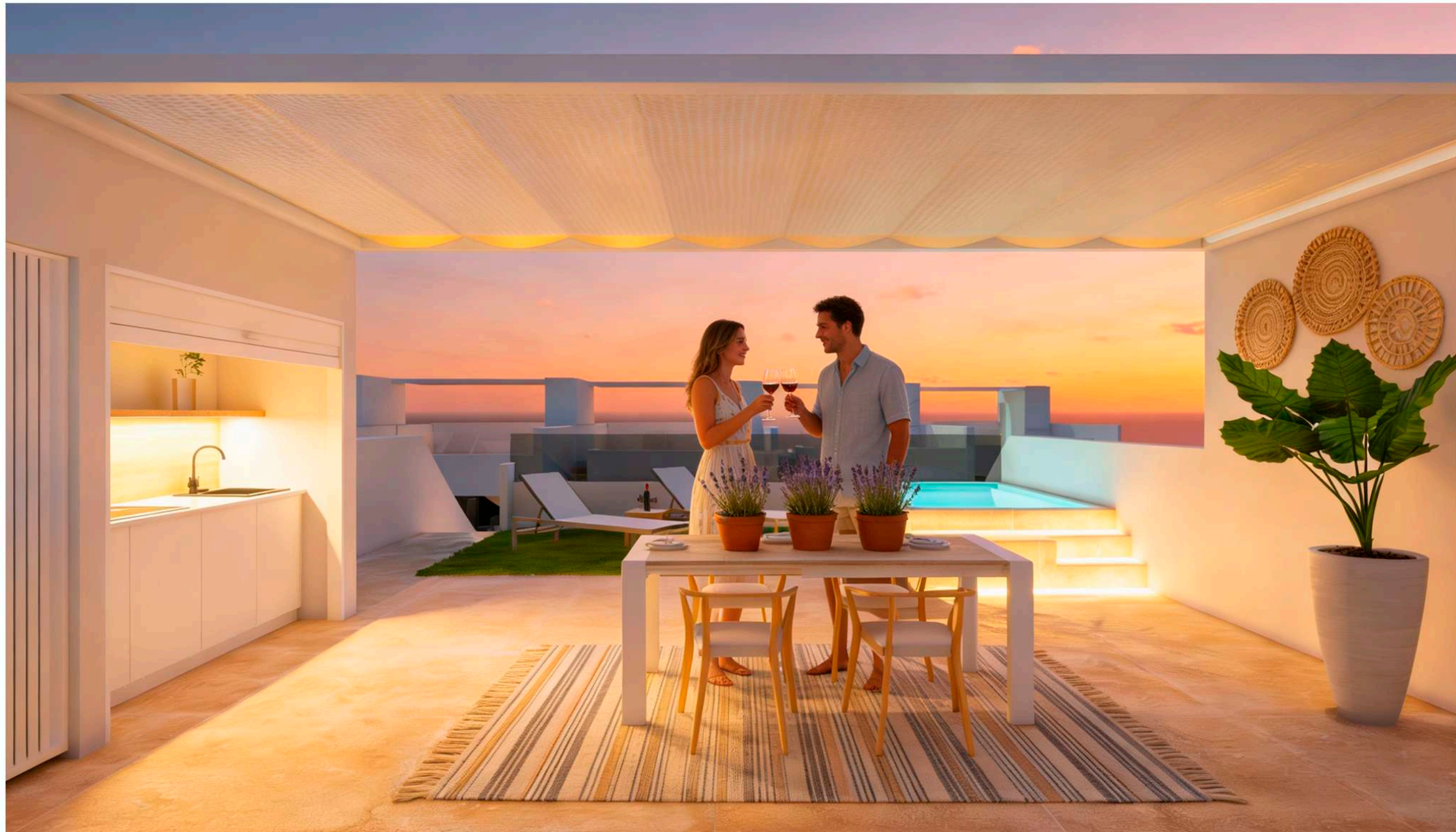
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QUALITY SPECIFICATIONS IMAGES



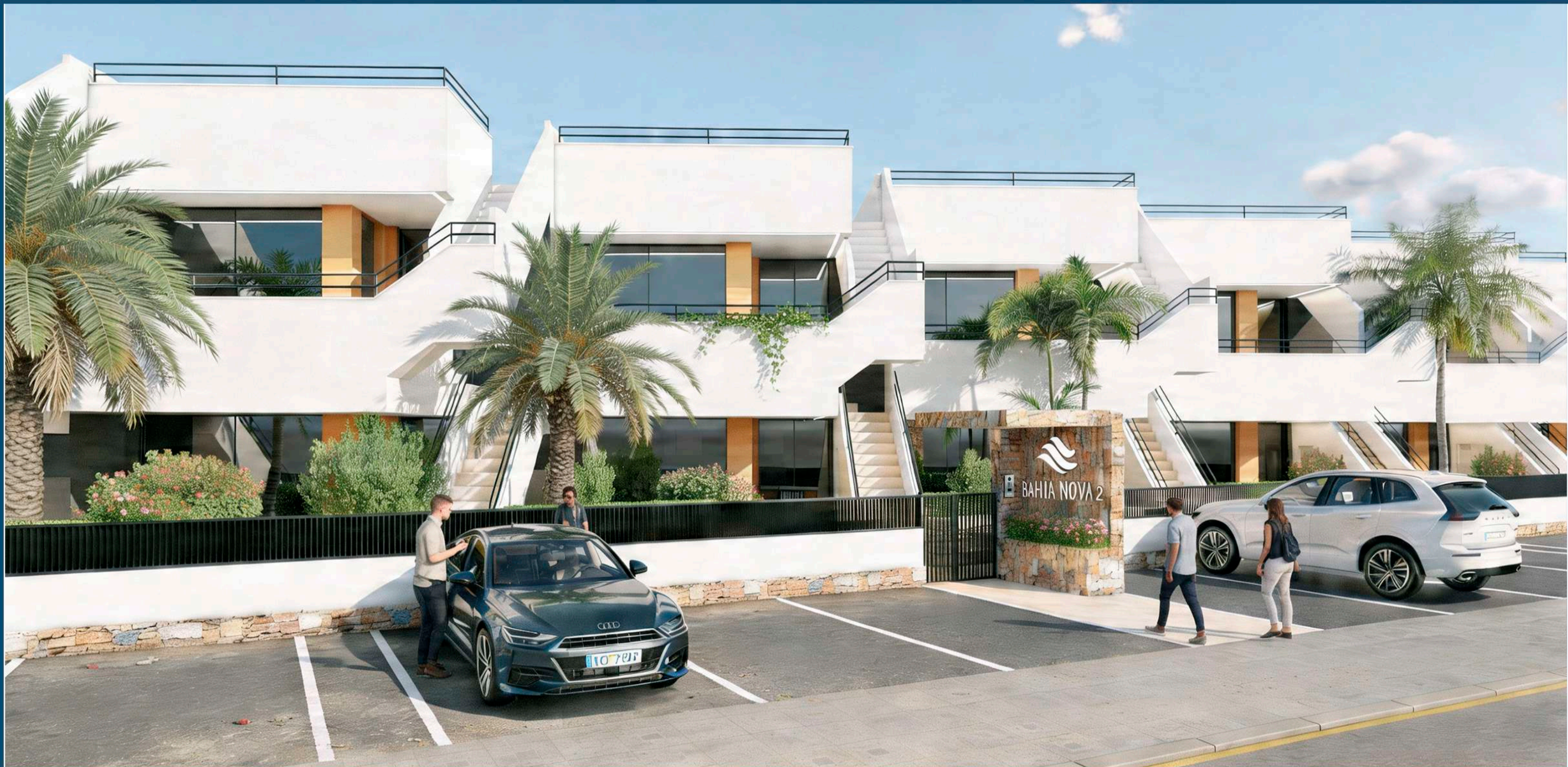
QUALITY SPECIFICATIONS IMAGES



LEGAL DISCLAIMER

ANNEX TO COMMERCIAL DOCUMENTATION

1. All materials provided — Specifications Schedule, sales floor plans, infographics, renders, virtual images, and any other graphic or audiovisual media — are informational and illustrative in nature. They do not constitute a binding contractual offer nor an exact description of the final product.
2. Infographics and virtual representations are artistic recreations for illustrative purposes only. The user acknowledges that: (a) furniture, décor, vegetation, and staging elements shown are not included in the delivery; (b) colours and textures may differ from actual ones due to limitations of digital rendering and display devices; (c) vegetation in common areas is depicted at a maturity level that will not correspond to the state at the time of delivery; and (d) apparent proportions are not a substitute for the technical drawings of the execution project.
3. Indicated floor areas are approximate. The definitive areas will be those resulting from the final survey and from the new construction deed and horizontal division deed, and reasonable variations within acceptable margins may occur.
4. Brands and models specified are understood as "or equivalent" in quality, performance, and design. The developer may substitute materials with others of similar or superior characteristics, and make such technical adjustments as may be required by the geotechnical study, applicable regulations, the project management team, or market availability, without any reduction in overall quality.
5. The ducted air conditioning system, the private swimming pool, and the washing machine connection in the solarium are delivered exclusively as pre-installations (conduits and connections only), and do not include the final equipment. Lighting is included except for decorative light fixtures. Any element shown in the renders that is not expressly stated in the Specifications Schedule or the sale and purchase agreement is excluded from the delivery.
6. Alternative layouts shown (2 or 3 bedrooms, with or without utility room) are options subject to availability and possible additional cost. The standard layout is the one reflected in the sales floor plan for each unit. Common areas, the communal swimming pool, and the landscaping are represented for illustrative purposes; their final configuration will be subject to the approved project and the corresponding administrative licences.
7. In the event of any discrepancy between the commercial documentation and the contract, the provisions of the sale and purchase agreement and the contractual Specifications Schedule attached as an annex shall prevail. This clause does not affect the buyer's non-waivable rights under applicable consumer protection, building regulation, and mortgage legislation.
8. The developer, its directors, employees, and collaborators shall not be liable for discrepancies between the commercial documentation and the final product, provided that the dwelling is delivered in accordance with the sale and purchase agreement and the contractual Specifications Schedule.



QUALITY SPECIFICATIONS

19 Homes development, Pilar de la Horadada