

## QUALITY SPECIFICATIONS

### FOUNDATIONS AND STRUCTURE:

- Superficial foundation to be confirmed (pending geographical report).
- Pillars and support walls with reinforced forged steel and concrete as per current regulations.

### EXTERIOR AND INTERIOR CLOSURES:

- Exterior enclosure composed of ½ foot of coarse and painted rough brick, air chamber with thermal insulation based on polyurethane foam and plasterboard backing with a 15 mm thick plate.
- Interior partition of the 15 mm plasterboard housing with galvanized steel structure fixed to the floor and the ceiling.
- Interior partitions of separation between apartments through ½ foot thickness with 15mm of plaster on both sides and partition of a 15mm laminated plasterboard with galvanized steel structure on both sides. In the case of joint board, one of the partitions will be self-supporting.
- Borders of terraces of houses, by means of a rough brick factory with the same finish as the façade combined with a glass railing in certain areas, according to the project.
- Partitions of separation between terraces of houses by brickwork perforated smoothed and painted with finished equal to the facade.

### EXTERIOR AND INTERIOR COATINGS:

- Exterior framed plastering with waterproof cement mortar where appropriate according to design.
- Gypsum plaster and plastering projected on interior walls and ceilings.
- False ceiling of plasterboard in kitchens, bathrooms and certain areas of passage.

### FLOORING AND TILES:

- Interior flooring throughout the house using ceramic material, to choose between different colors combinations. In bedrooms where laminate flooring can be installed AC4 and between two colors can be chosen.
- Direct flooring of terraces and common areas using stoneware.

- Flooring in bathrooms with ceramic material according to design, to choose between various combinations.

#### **EXTERNAL CARPENTRY:**

- Aluminum carpentry brand Cortizo or similar, with thermal bridge breakage and double glazing.

#### **INTERIOR CARPENTRY:**

- Entrance door with armored door, smooth finish and white lacquered, with security lock.
- To choose between plain lacquered doors in white or white with a profile design and chrome handles.
- Fronts of the closets with sliding or folding swing doors according to the project, with lined interior cupboards with melamine to choose in two colors, including trunk and hanging bars according to design and a 60 cm drawer per bedroom.

#### **ELECTRICITY AND TELECOMMUNICATIONS:**

- Top quality electrical and telecommunications installation, according to current regulations.
- Mechanisms finished in white.
- Telephone and television points in all bedrooms, living room and kitchen.
- Video entry phone installation with automatic opening of a pedestrian door (main apartment door and portal).
- Terraced lighting through wall lights for surface lighting.
- In corridors of common areas, portals, pedestrian entrances and stairwells there will be lighting provided by LED type lights.

#### **PLUMBING:**

- All hot and cold water installation is carried out according to current regulations, with top quality piping for cold water and heat-treated for hot water, with partial stop taps in each wet room and individualized by each appliance.
- Production of hot water by thermo-electric.

#### **AIR CONDITIONING INSTALLATION:**

- Installation of air conditioning both cold-heat for living room and bedrooms, through ducts. The installation includes provision for high electrical consumption forecast in the house, which allows to contract the necessary energy, power supply line from the housing box to the location of the outdoor unit, the bathroom where the indoor unit is housed will have a retractable false ceiling and there will be a provision for drainage, refrigeration line and electrical interconnection between indoor and outdoor unit, Climaver type fiberglass duct network or similar for air impulsion, double deflection impulse grids, manual regulation and

slat return grids at 45 °, as well as channeling and cable for thermostat. Indoor and outdoor unit (with location of the outdoor machine on a communal area or terrace).

#### **BATHROOMS:**

- Gala toilets or similar, white.
- Acrylic bathtub, where appropriate according to design, Gala brand or similar white.
- White acrylic resin shower tray, brand Gala or similar in the main bathroom.
- Bathroom furniture in the main bathroom under the sink with progressive closing and total extraction. Size according to plans with 3 finishes to be chosen by the client.
- Single-lever chromed faucet "TRES" or similar.
- Mirror over sinks in bathrooms.
- Fixed screen in showers.
- Thermostatic shower faucet with large size shower head.

#### **KITCHEN:**

- Fully furnished kitchen, with furniture up to the ceiling according to design to choose in two colors, with gola handle of lacquered aluminum to match the chosen furniture, smooth base made of aluminum to match the chosen furniture.
- LED lighting strip under tall furniture.
- Countertop of compac or similar to choose in two colors.

#### **WHITE GOODS:**

- Induction hob, multifunction oven, extractor hob, microwave, refrigerator, dishwasher of Balay brand or similar (integration of refrigerator and dishwasher in kitchen). Washing machine and dryer are situated in a laundry room.
- Single lever tap.

#### **PAINTING:**

- Exterior is finished with exterior paint in combination of colors, according to design.
- Interior, plain plastic to choose in different colors.

#### **EXTERIORS AND PARKING:**

- Automatic activation of vehicle entrance gates via remote control
- 2 swimming pools for adults, one of them with Munich system, 1 children's pool, all with salt chlorination and interior lighting.

- Gardening, with automatic irrigation by sprinkling on grass areas, and drip irrigation on the rest.
- Lighting on roads using beacons and light projectors in specific garden areas.
- Outdoor sports and recreation zone in communal area, according to project.
- Community room
- Solarium and picnic area
- Children's playground
- Gym area

**LIFTS:**

- Genesis model by OTIS or similar, 630 KG.