



QUALITY SPECIFICATIONS

THE BUILDING

Foundations	Made with reinforced concrete footings (RCF) the same as the wall of the garage, that it will also be RCF.
Structure	Structure of the building formed by walls, pillars, waffle slabs, tiles on balconies and stairs of RCF.
Façades and roofs	<p>The façade will be finished by scraping monolayer coating and waterproof, aluminium in its natural colour and balconies railings of stainless steel with clear laminated security glass of 5+5 mm.</p> <p>The dividing walls on roof will be based on polished monolayer coated.</p> <p>Floors on roofs will be finished in 1st quality antiskid earthenware and with thermal insulation and waterproofing by rolling under flooring.</p> <p>Thus, sustainable construction is done with energy savings and improved comfort in the homes of the top floor.</p>
Common areas	<p>The entrance hall of the building will be clad in floor, walls and ceiling, designed by the Project Management Team (PMT).</p> <p>In the Community stairs and access to properties, marble or granite of 1st quality, and in walls, plaster and paint in fine type stippled-finish paint.</p> <p>Stair's handrails in natural Aluminium colour, designed by the PMT.</p> <p>The lighting in common areas will be regulated by detectors, generating energy savings because it will only be on when necessary.</p>
Lifts	They will be equipped with the latest green technology (internal circuits), and the building will consist of two lifts per block with stops to the garage, without machine room, with automatic shut-off, disabled person access and a telephone connection to the outside.
Basement	<p>Equipped with electrical lighting, fire and carbon monoxide detection and forced ventilation, all of them according to official regulations.</p> <p>Floor finishing in polished concrete, grey colour and paint on walls and pillars.</p> <p>Entrance and exit ramps with stamped concrete, colour and texture chosen by the PMT.</p> <p>Bilge pumps in the basement, put on a sedimentation tank for evacuation to the exterior.</p> <p>Access and exit of vehicles with "open system" by presence detection of vehicles, avoiding the problems with remote controls settings, and batteries.</p>
Storage Rooms	With metal door with ventilation and interior light point.



THE PROPERTY

Brickwork	<p>External walls with double brick and thermo-acoustic isolation of intermediate polyurethane.</p> <p>Interior walls with double hollow brick of 7 cm, received with cement mortar, and division walls between apartments and common areas, with sound block, adapted to the Technical Building Code (TBC), ensuring a minimum of 55 dB isolation.</p>
Tiling	<p>In kitchen and baths, combination of tiled walls with national ceramic tiles of 1st quality and painted walls.</p>
Paving	<p>1st quality national porcelain flooring, in all the property. On balconies will also be non-slip porcelain.</p> <p>On ground floor terraces and private solariums on roof, will be used non-slip ceramic tiles of 1st national quality. In solariums, a thermal isolation will be installed to achieve energy saving.</p>
Cont. Coating	<p>Continuous plaster with white gypsum screed in vertical and horizontal, with PVC edge protectors.</p> <p>Smooth plaster in entrance-hall, kitchen and bathrooms and air conditioning ducts beams.</p>
Painting	<p>Smooth finish plastic paint throughout the house.</p>
Interior Woodwork	<p>Reinforced main door with peephole, 3 points safety lock and finished in wengue laminate.</p> <p>Blind passage doors, smooth laminated wengue finished with chrome locking handles. (9 cm cap at all doors)</p> <p>All houses are equipped with two wardrobes with folding leaves in laminated wengue finished with floor to ceiling doors to maximize space. The white interiors will be fitted with drawers, hanging rail and loft, in all wardrobes, with shelves or rail, depending on model.</p> <p>Technical wardrobe, covered in white ceramic tiles on walls, for washing-machine, heater, and completely divided into shelves (included in price), ideal to place the laundry basket, bucket and mop, broom, cleaning supplies, etc.</p>
Exterior Woodwork	<p>Exterior woodwork in European series in aluminium in its natural colour, with windows in folding leaves and balcony with hidden sliding or holding doors, depending on model.</p> <p>Aluminium blinds equipped with motorized drive button on the inside.</p> <p>Security bars of welded aluminium in all the windows and balconies of the ground floor properties.</p> <p>Double glazing of 5 + 6 + 5 mm climalit to comply acoustic and thermal regulations.</p>
Plumbing	<p>Composed by inner housing net with hot and cold water, and having the building a pressure group, to generate increased water pressure at points of consumption and comfort.</p> <p>Water tap per home in bathrooms, kitchen and toilets, with bithermal water taps for the washing machine and dishwasher, according to TBC.</p>



The top floor properties or penthouses, in its private solarium, and ground floors in the terrace, will have a water point and shower.

Part of the hot water supply, will be supplied by the installation of solar panels on roof, according to TBC, and having an 80-liters accumulator per property, in technical wardrobe.

Hot water pipes will be insulated to reduce heat loss.

Drains made, according to rules, with PVC.

Bathroom Fittings Toilets of Ideal Standard brand, Connect model, with shock absorber lid and attached to wall.
In the bathroom of main bedroom, washbasin wardrobe of 80 cm, with sliding drawer for better utilization, and sink top. 60x100 cm mirror included.
In the 2nd bathroom, semi-pedestal basin of Ideal Standard brand, Playa model.
Both bathrooms are equipped with acrylic shower trays. In main bedroom bath, fixed screen of glass, and in 2nd bath, screen with fixed and sliding glass.
Thermostatic showers in both bathrooms with fixed column in main bedroom bath, and tap in washbasin.
Stainless steel sink under worktop, with chrome fittings.

**Electricity-
Telecom.**

Installation according to current regulations, with protection in box to avoid overpower and electrical leads, being connected all the metallic elements of properties and building to the ground on the foundation of it.

Inside the houses, will have 1st quality mechanisms, with TV and PHONE points in living room, main bedroom and secondary bedroom.

The top floor houses or penthouses, in its private solarium, will have a TV and power point.

Installation of video intercom in all properties with colour screen.

Installation of satellite aerial oriented Astra satellite and an individual digital satellite receiver in each property, with the capacity to view over 100 open channels.

Ventilation

To comply the demands of TBC of air ventilation in homes, all properties will be equipped with ventilation systems as follows:

For kitchens, forced ventilation of fumes with extractor hood, an individual tube per property to cover, avoiding problems of smells communication between homes.

Ventilation system for the rest of the house, with air vents from the outside through the aluminium joinery windows, and pipes inside ceiling from wet rooms (bathrooms and kitchen) to a fan placed in a bath, which regulates the air to the cover independently by house.



Kitchen

Design kitchen with compact quartz worktop surface with double edge in front, under counter sink, fitted with base units with drawers equipped with guides and damped drawer fronts and doors finished in high gloss white. Cupboards with glass cabinets and lift doors with aluminium frame and acid glass.

Table made of same material finished in high gloss white, with glass top, and equipped with rolling in their support for its movement.

The top floor properties or penthouses, in its private solarium, will have barbecue area.

Equipment

All properties have:

- **Air Conditioning pre-installation** by ducts, for central unit in the toilet ceiling.
- **All properties will be fully equipped**, with:

Furniture in living room with TV module, 2 wall cabinets, 2 coffee tables, 3-seats sofa and chairs for kitchen table, in **rooms** beds with headboard, bed base and legs, mattress, pillows and bedside tables, and entrante hall with furniture and mirrors.

Large electrical appliances finished in steel, No Frost Combi Fridge of 188 * 60 cm Class A+, 60 cm Dishwasher for 12 place settings Class A, Hob with 3 burners and one extensible and Extractor View Hood of 90 cm wide. 5 kg white washing machine located inside the technical cabinet.

Small electrical appliances, microwave with grill, coffee maker, kettle, iron and ironing board, toaster, hairdryer and 32" LCD TV.

Textiles, with roller screen in rooms and lounge, with sets of sheets and blankets for all beds and set of towels.

Lighting, with Light-adapted eyes in hall and living-room, downlight in kitchen, 2 wall hanging in the kitchen, square ceiling in rooms, table lights, light-adapted eye in bathrooms and wall light in balcony.

Chrome bathroom fixtures in both bathrooms, toilet brush, toilet roll holders, shower bar and bar or hoop to sink.

Set of household goods with porcelain crockery of 30 pcs, cutlery of 24 pcs, glassware of 18 pcs, battery of 6 pcs, knives, wooden board, buckets, cruet, grater and many more to "enjoy your home from the first day".

Private gardens of ground floors

Ground floor properties with gardens, carry out the vehicle access area with stamped concrete and the rest of the plot, with non-slip ceramic tiles of 1st national quality and areas with artificial grass.

Separating fences to neighbours or common areas will be made in bricklaying fencing of 1.20 m height, with plant hedges without automatic watering need, they grows with the rain water, in all areas marked on map. Thus, we encourage energy savings and avoided much of the maintenance.

The outdoor fencing to the public road, will be done according to the design of the PMT, as a continuation of the rest of the development.



INTERIOR URBANIZATION AREA

- Swimming Pool** The entire residential upon completion will consist of 5 blocks, with adult swimming pool and a children swimming pool attached to it. Both adapted to the requirements of installation, water treatment and finishes of TBC. Showers and perimeter beach area, approx of 900 sqm, finished in synthetic wood in perimeter pool area, beach and rest of beach in artificial grass, flowers, etc.
All surrounded by perimeter fencing and access gates to control access.
- Common Areas** Combination of flowers, trees, plant slopes and walkways to buildings and swimming pool with concrete.
Irrigation system with timer, to facilitate maintenance and properly managing of water consumption.
- Urban furniture, equipped with benches, bins and interior lighting.
Access doors to residential with access control per block by entryphones (except at common exit near to swimming pool).

NOTE: The actual quality specifications have the aim to state the general characteristics of the working materials, the Developer has the right to update and modify it due to the request of the Project Management team always following a criteria of improvement and adaptation. Additionally, the purchaser accepts that the lack of availability of finishing materials of the show house, due to external reasons, could suppose a change of the finishing for other of the same characteristics and quality.

Let's clarify that the TBC abbreviation refers to the new regulations applied to construction (Technical Building Code)