



QUALITY SPECIFICATIONS

STRUCTURE

Reinforced concrete, consisting of waffle slab and columns according to current regulations.

EXTERIOR ENCLOSURE

Half-foot thick hollow brickwork.

Exterior leaf plastered with water-repellent mortar.

EPS insulation 10cm ($U=0,031 \text{ w/m}^2\text{K}$).

Interior brickwork with 7cm thick hollow brick.

INTERIOR PARTITIONS

Double hollow brickwork with 60mm rock wool insulation.

INTERIOR PARTITIONS

7 cm thick ceramic brickwork.

PRETIL TERRACE

Double brickwork with double brickwork 11 cm thick.

Glass balustrade areas on hidden U-shaped profile and laminated safety glass.

FALSE INTERIOR CEILING IN LIVING ROOM

False ceiling formed by laminated plasterboard, placed on a hidden galvanized steel structure, with mineral wool acoustic insulation.

It includes a 15cm curtain panel with LED lights , and a false ceiling at two heights with perimeter sealing in the living room.

EXTERIOR FALSE CEILING

"The descriptions, measurements, qualities and the entire contents of this brochure are subject to variations and modifications introduced by the Law, Regulations, Public Bodies and other Administrations, as well as to the convenience of the Developer itself, which may be replaced by others of similar or superior quality"

False ceiling made of damp-proof laminated plasterboard, placed on a concealed galvanised steel structure

INTERIOR FLOORING

75x75cm Gunni & Trentino or similar porcelain stoneware tile flooring, with impact noise insulation under flooring.

EXTERIOR FLOORING

75x75cm Gunni & Trentino C3 non-slip porcelain tile or similar, forming slopes for water drainage.

CARPENTRY

ENTRANCE DOOR

Access door with 1 hinged leaf, white interior finish with stainless steel handle, with security lock and 3 anchor points and 3 hinges, weatherstripping and peephole.

INTERIOR DOORS

1-leaf hinged door, floor-to-ceiling height, white/wood finish.

WARDROBE DOORS

Closet front consisting of smooth hinged doors finished in white, with a handle on each leaf. Dressing rooms will not have doors.

Interior lining of built-in closet, made with wood-effect boards. Includes hanging bar and drawer divisions and led light.

ALUMINIUM CARPENTRY

Aluminium carpentry with RPT lacquered in silver grey or textured anthracite.

Double glazing 4+4/12/4+4 with solar control. Includes motorised aluminium blinds on all windows.

BATHROOMS

Tiled with Gunni & Trentino pieces or similar, dimensions according to design.

Villeroy & Bosch suspended toilet or similar.

Underfloor heating in bathrooms.

Resin washbasin (white matte finish).

Hansgrohe talis S80 washbasin faucets or similar, on countertop mirror backlit Led.

Backlit mirror, with Philips LED lights or similar, suitable for bathroom installations.

White resin shower tray.

Slate finish removable hidden grid, flush with pavement.

Hansgrohe Grometta or similar shower faucet equipment, fixed side screen of tempered glass, electric towel rail in master bedroom.

KITCHEN

Low and High units (led stripe on top units), with matt white lacquered doors with finger pull, Silestone worktop, splashback area according to design.

Stainless steel sink Franke faucet or similar)

ELECTRICAL APPLIANCES

whitegoods appliances, consisting of: Induction hob, electric oven, microwave, extractor fan, dishwasher, refrigerator and washing machine .

PENTHOUSE:

Solarium with aluminium pergola with fixed slats and workbench

ELECTRICAL INSTALLATION

Electrical installation according to current regulations. Including recessed light points and LED strips, mechanisms **JUNG, NIESSEN** or similar.

Air conditioning installation (Fujitsu, Mitsubishi or similar) indoor unit in false ceiling bathroom, ducts and supply and return grilles in each room, screen for general control in the entrance area of the house.

INSTALLATION OF HOT AND COLD WATER SUPPLY(150L) ;Domestic hot water production with aerothermal system .

COMMON AREAS

Underground parking with storage room, preinstallation of e-charger on each parking place.

Installation of communications, mailboxes, video intercom.

Communal swimming pool, children's pool, jacuzzi, large garden area, Fitness Club and Coworking .