

## Foundations and Structure

Reinforced concrete foundations and structure, designed and executed in accordance with the geotechnical study, current regulations, and the Spanish Technical Building Code.

## Façade

ETICS (External Thermal Insulation Composite System) finished with water-repellent mortar. This is one of the most widely used systems for reducing energy consumption related to air conditioning, enhancing residential comfort, and improving acoustic insulation. The ETICS system minimises thermal bridging and temperature fluctuations, resulting in significant energy savings. Interior finishing will be completed with a self-supporting system of gypsum plasterboard panels with thermal insulation.

## External Joinery

External joinery will be made of PVC or lacquered aluminium with thermal break, in grey colour. Double glazing with an intermediate air chamber will be installed to improve energy efficiency and ensure greater thermal and acoustic comfort. Motorised roller blinds will be fitted in bedrooms for shading and solar protection.

## Partitioning and Insulation

Party walls between dwellings will consist of ceramic brick with plasterboard cladding on both sides and intermediate mineral wool insulation, ensuring a high level of comfort and privacy. Internal partitions within each dwelling will be constructed using plasterboard partitions with one panel on each side and internal insulation. Water-resistant boards will be used in wet rooms. An impact noise insulation membrane will be installed in intermediate floor slabs.

## Flooring

Laminate wood flooring will be installed throughout the property, with porcelain stoneware tiles in wet rooms. Terraces will have similar anti-slip porcelain flooring.

## Wall and Ceiling Finishes

Walls in bedrooms, living rooms, and corridors will be finished with smooth, light-coloured plastic paint. Bathroom walls will be tiled with top-quality ceramic tiles. The property will have suspended plasterboard ceilings in entrance halls, kitchens, corridors, and bathrooms, and smooth plaster ceilings in the rest of the dwelling.

## Internal Joinery

The main entrance door will be a reinforced PVC security door, smooth and lacquered to match the interior joinery, and fitted with a handle, peephole, and security lock. Interior doors will be smooth, light-coloured, and fitted with contemporary-style hardware. Fitted wardrobes will be modular, with either hinged or sliding doors depending on the room, smooth and lacquered in a light colour, and will include a top shelf and hanging rail.

## Kitchen Furniture and Appliances

Kitchens will be fitted with upper and lower cabinets and quartz worktops. The sink will be under-mounted, single-bowl, with a single-lever mixer tap.

Included appliances:

- Integrated extractor hood.
- Induction hob.
- Electric oven.

## Sanitaryware and Taps

Bathrooms will be fitted with a vanity unit or wall-mounted washbasin, white glazed porcelain WC, and resin shower tray. All taps will be chrome-finished with single-lever mixers. Showers will include a column with overhead rain effect showerhead.



## Climate Control and Domestic Hot Water

Climate control will be provided by a heat pump system (for both heating and cooling), with air distribution through ducts and supply/return grilles, and remote control via Web server or similar system.

Domestic hot water will be produced by an individual arothermal system.



## Electricity and Telecommunications

Each room will be fitted with white minimalist-style switches and sockets. Terraces and solariums will include a weatherproof socket and lighting point.

TV and data sockets will be provided in the living room and bedrooms.

The building will include an electronic video entry system for access control.



## Plumbing

Each dwelling will have a main shut-off valve and individual shut-off valves in every wet room. Ground floor terraces and solariums will be provided with an outdoor water tap.



## Communal Areas

The development includes a swimming pool, sunbathing area, concierge booth, and extensive landscaped gardens.



## Lifts

Lifts with capacity for 8 persons will be installed throughout the development, featuring automatic doors and overload detection systems, to ensure accessibility.



## Parking

Each dwelling includes one designated parking space, either in the basement or at surface level.

The doors to the private parking areas and the communal parking facilities will be motorised and operated by remote control.

Pre-installation for electric vehicle charging points will be provided in compliance with current regulations.



## Optional Features and Customisations

### Included at no extra cost

- Shower tray instead of bathtub.
- Choice of two kitchen cabinet and worktop combinations.
- Choice of two wall tile finishes.

### Optional at additional cost

- PACK 1: Home automation for climate control, lighting, and blinds.
- PACK 2: Integrated fridge, dishwasher, washing machine, and microwave.
- PACK 3: Bathroom mirror and fixed-glass shower screen.
- PACK 4: Jacuzzi / private pool in private garden or solarium.
- OPTIONAL: Porcelain flooring throughout the property.