

# QUALITY SPECIFICATIONS



## Facade

To achieve the desired appearance, the facade will be shaped by Continuous exterior cladding with thermal insulation, covered with hydrophobic mortars reinforced with fiberglass mesh in singular points and finished in colour white. As for the interior composition of the enclosures, after the placement of a brick factory half a foot thick, and in order to achieve optimal climatic comfort Project a layer of 0.8cm of plaster. Special attention will be paid to the elimination of all thermal bridges in the structure. As finished mode of greater decorative interest have finished areas between windows with "composite" slats with wood finish.

## Cover

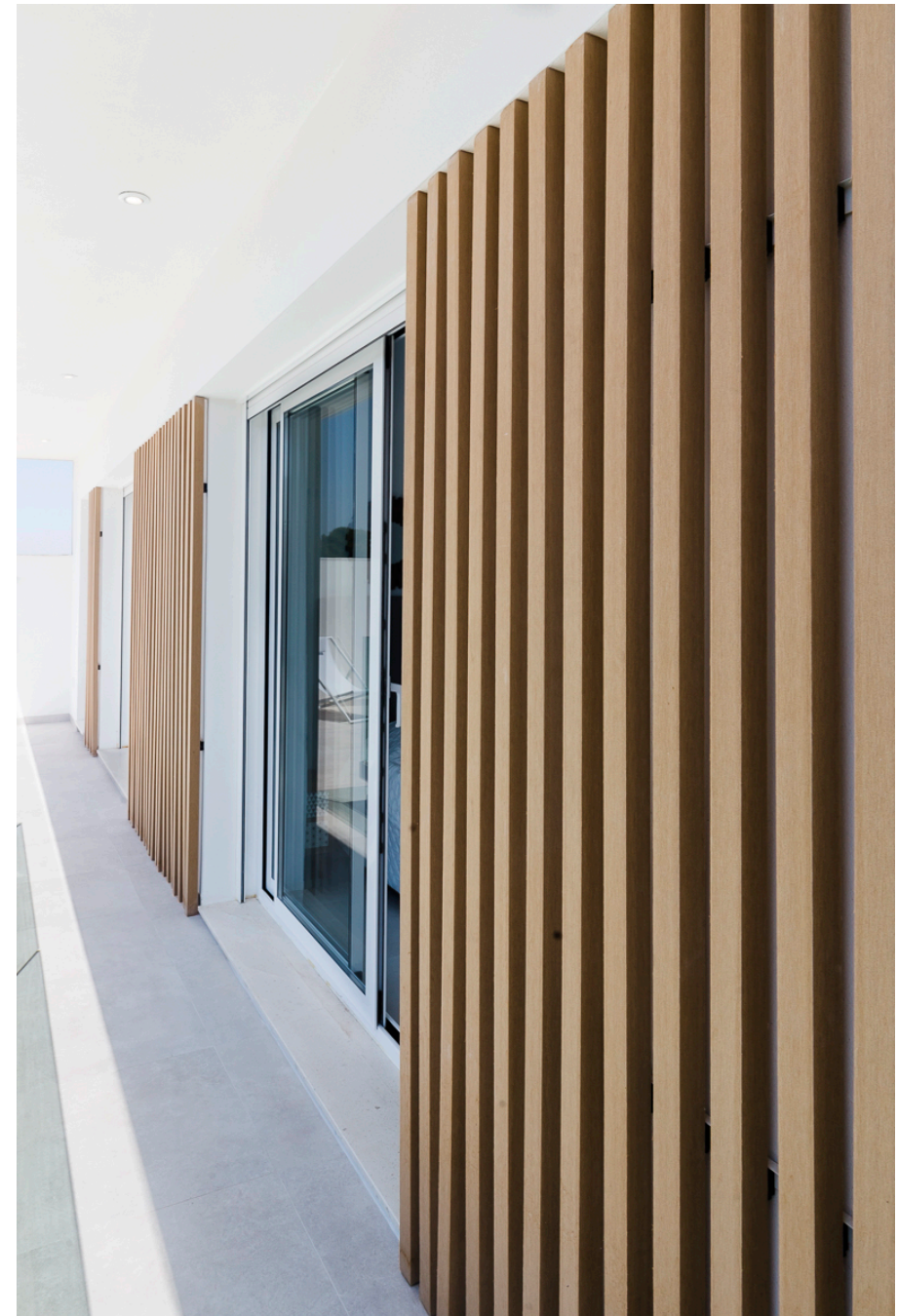
The roof of the villas will be flat and walkable in the solarium, since it is the zone of exterior use of the houses on the first floor.

Therefore, we will put special interest in thermal insulation and waterproofing, so that any possibility of thermal or moisture transmission.

In the roof of the second floor the same thing arises, except that it will not be passable in the "Villas tipo opne" model.

## Partition and isolation

Given our experience in other developments in the area and its excellent results in practice, we will make the internal partition with a brick factory of seven centimeters thick with plaster projected on both sides, except in the area of bathrooms that will be protected with a mortar of cement formed before the placement of rectified porcelain slabs gripped with mortar with special glues for this material.



To ensure maximum privacy between the villas, the façade that faces the nearest garden will be composed of a central core made of 1/2 "thick honeycomb brick, thermal and acoustic insulation of rigid expanded polystyrene panels, finishing all this, in addition, with cement mortar to achieve the most adequate soundproofing.

## External woodwork

Installing windows and practicable doors of aluminum of last technology with break of thermal bridge, placed on metallic precerch, we will be able to limit the thermal transmissions of the exterior through the carpentry.

The aesthetics of the façade has led us to opt for the enclosures of glass-covered terraces, with double laminated glass that will let the maximum illumination pass by and let you see the views of the garden and pool

One of the greatest technological advances to achieve the best thermal insulation consists of the use of state-of-the-art glazing, in glass sheet composition laminated in 4 + 4mm glass sheet composition, 10mm inner chamber and 4mm glass sheet + 4mm in the exit doors to the terraces for the "lifting system"(sliding door from dining room to garden), with a very high protection against impact and safety (level 2 of the regulations to the effect of the CTE). The rest of the glass in doors will be laminated 4 + 4mm, inner chamber of 8mm and glass sheet of 3 + 3mm.

To achieve the darkening of the rooms and as security reinforcement, we will install aluminum roller blinds of the same color as the carpentry, all motorized except in the outings to living room terraces, which for safety reasons are met by "lifting system" and to achieve the obscurations a roller store has been installed. The leaves of the sliding windows have a minimalist profile that make between the two leaves sliding between the maximum light and have the greatest visibility to the outside.

Light fittings with translucent glass have been installed in the dressing room area for a better use of natural light.



## Interior carpentry

Being one of our priorities the security of the whole, we have decided to install the entrance door to the armored housing "Dierre" and fixed to housing walls, which will not go to aesthetic detriment, because the finish is done with marine board finished in wood in wax tones and with vertical studs

The interior doors will be smooth finished in white paint-lacquer, and ironwork of modern design of color steel and with silent closures provided with magnet, with compact flashing of 1,50 cm of thickness of the same material as the door with rubber closures , achieving an aesthetic and quality line according to the rest of the interior qualities.

Finally, all the bedrooms will have a dressing room and will be spacious, calculated to supply more than a storage with sliding doors to match those of passage, for greater operability. We will deliver them completely finished, that is, covering them internally with stratified boards in textile aesthetic finishes, furnishing them with white lacquered drawers and providing them with an interior shelf for dividing the trunk and hanging rail with shelves.

## Furniture and kitchen facilities

The latest trends require a careful design in the composition of kitchen furniture, harmonizing furniture and appliances. We will make a proposal of maximums, collaborating directly with designers at the manufacturing level, inspired by current forms and marked horizontal lines, islands, taking care of all the details:

> Lacquered doors high gloss finish with recess for opening, in bright white colors.



- > ISLA with Compact material countertops Silestone or similar color white, integrating the sink made of stainless steel and with single-lever taps of current design of the ROCA® brand.
- > Integrated stainless steel hood, with smoke evacuation to chimney of the CATA® brand.
- > Column for white multifunction oven, and microwave of the brand BOSCH®.
- > Digital induction hob from BOSCH® brand.
- > Recessed lighting in false ceiling with LEDs.
- > Installation of all the major appliances in the kitchen of the brand TEKA® (refrigerator, dishwasher).



## Installation of plumbing and bathrooms.

We will install a large format extra-flat shower tray of the ROCA® brand, with stainless steel bathroom dividers / dividers and glass sheets in the bathrooms, in a harmonious and operative coexistence between both. All bathrooms have screens.

The bathrooms will be of first class design, in white ROCA® colors.

The faucets will be of low water consumption of the ROCA® brand, of the single-lever type, in the showers that will be embedded inside the walls.

The sinks will be minimalist design of compact countertop, on integrated furniture. We will install LED lighting on the ceiling.

Terraces: Water facilities for irrigation on terraces.

Private garden and solarium, and of corresponding sinks.

Hot water system that uses solar panels and accumulator, with high energy efficiency and low consumption, with accumulation capacities of 120 l or the system model "Aerotemia News Evo 110" from Ariston®.



## Electricity and telecommunications installations.

The cabinets of general electrical protection of each house will have automatic restoration in the differential of the external circuit.

You will have access to telecommunications prepared for the incorporation of cable and digital television, as well as broadband installations. Television and telephone sockets in living room, kitchen, bedrooms, terraces and solarium.

The control mechanisms of lighting and plugs will have a white finish of the Schneider® brand. Low consumption and high efficiency illuminating the whole house.



## Air conditioning installations

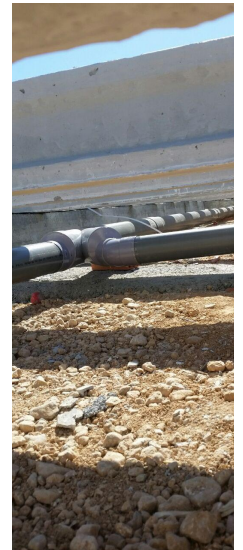
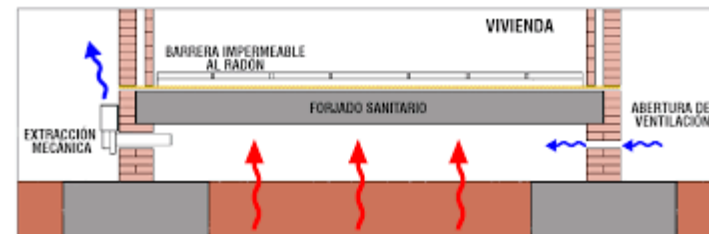
The installation of cold-heat air conditioning by means of General® or similar heat pump and ducts in all the rooms of the villa except in the bathrooms with adjustable grid in white

## Foundation and structure

The foundation will develop with the army adapted to the regulations of the Technical Building Code on "Structural Security". The columns of pillars and beams are executed with unidirectional standards for all floors, calculated also according to the aforementioned regulations. The stairs are made with concrete slabs. This section will be supervised in its entirety by the Technical Control Agency (OCT).

### NATURAL VENTILATION AT FOUNDATION LEVEL:

Natural air curtain that circulates below the house creating a level of added comfort and avoiding possible dampness by capillarity of the ground



## Floors

One of the most important elements of the finish of the house is the pavement. We propose a rectified porcelain floor of 60x60cm to choose between two or more colors, bright white, dark gray ... All terraces will be paved with the same tone but with exterior treatment. The pavements will be class 3 outdoors. The internal staircase will go with a white compact quartz floor.



## Coatings and false ceilings

Another of the fundamental materials is the vertical coating of bathrooms. We will also propose rectified porcelain tiles with colors and tones to match the floors. Regarding the paint of the house, we have decided to propose in plastic with smooth finish, in raw white color for walls and ceilings of the house. To finish, we will manufacture false ceilings with laminated gypsum board, to be able to accommodate the air conditioning, electricity, plumbing and lighting installations without limitations. We will have a decorative ceiling with decorative lacquered slats in white matching the ceiling and carpentry in the bathrooms that have the air conditioning unit inside..



## Exteriors and gardening.

The plot will be completely enclosed perimeter by a stone wall fence with joints between them with natural effect "a testa" and metallic locks of vertical elements according to the design of the project and the height of 2.00 m. The pedestrian entrance of the same design as the fence and include the video intercom. The entrance of the vehicle will be made through a motorized sliding door. Points of light and plugs in all terraces and solarium. Video-intercom with camera in main control of access to the villa. They will be equipped with luminaires in outdoor spaces with design appliqué type DOPO CUB.





> Pool of 3.50 x 8.00 m finished with coronation equal to the exterior pavement integrated into the environment, with filtering equipment

> Pre-installation of heat pump for hot water in swimming pool

> Rear area decorated with gravel and slabs.

> Large paved outdoor area for terrace.

> Trees, gardening controlled by programmable irrigation

> Hidden grilles for rainwater evacuation

> Pre-installation for electric awning in dining room window

> Ventilation grille for sanitary chamber under housing