



### FOUNDATION AND STRUCTURE

- Foundation of the house using isolated footings or reinforced concrete slab.
- House structure using reticular slab with reinforced concrete supports.
- Reinforced concrete staircase steps.

### CLOSURES AND FACADES

- The exterior cladding of the façade of the house will be made of perforated brickwork for cladding on the visible side, interior plastering, thermal and acoustic insulation and interior cladding using 7cm thick brick partition walls.
- The exterior cladding of the façade will have two types of finishes according to the elevations of the plans:
  - ✓ Porcelain cladding from the Saloni brand.
  - ✓ Cement and sand mortar plaster decorated with white exterior acrylic paint.
- Enclosure of plot using concrete blocks coated on both sides placed on concrete slabs and/or reinforced concrete walls.
- The enclosures of the dividing walls of the houses will be made with Hercules-type mesh on a brick or concrete block wall covered on both sides and a line of plant planting on one side of the plot.
- The main façade will be enclosed using perforated mesh on a brick or concrete block wall covered on both sides.

### DECK

- Non-trafficable roof by forming slopes for the evacuation of rainwater with a gradient between 1% and 5%, waterproofing using 5kg/m<sup>3</sup> density asphalt sheeting and double reinforcement, finishing of vertical walls with self-protected asphalt sheeting, thermal insulation according to CTE, geotextile and subsequent spreading of 40mm medium-thick gravel.
- Roof parapets are finished by placing artificial stone drip caps placed with cement and sand mortar after impregnating the drip cap with tile adhesive.

### INTERIOR COATINGS

- Interior partition walls of the house made of 7cm thick bricks. The partition walls will have different finishes depending on the intended use of the room:
  - ✓ Dry areas (living areas, bedrooms, halls and corridors) finished with smooth washable plastic paint.
  - ✓ Wet areas (kitchen and bathroom areas) finished with top quality Saloni stoneware tiles up to the ceiling. To be chosen by the client.
- Horizontal walls (ceilings) using false plasterboard ceilings finished with smooth washable plastic paint, with registers in the areas that require it for the placement of indoor air conditioning, ventilation and duct units.
- Interior flooring of the house using top quality porcelain stoneware in 60x60 format from the Saloni brand or similar with skirting boards and stair treads in the same material and colour. To be chosen by the client.
- Terrace, porch and pool area flooring using top quality 60x60 non-slip porcelain stoneware, similar to the interior flooring of the home.
- The client will be able to choose both the flooring and the tiling of the house from the samples that will be provided at the time. If the client is not satisfied, he/she will be able to choose from other Saloni ranges, having to pay the extra cost if applicable.



### EXTERIOR CARPENTRY

- Exterior carpentry using hinged and/or sliding windows and sliding doors depending on openings and dimensions, made of aluminium with dark grey RPT and double glass with 6/12/4+4mm air chamber.
- Electric blinds in bedrooms and living room made of aluminium in a similar colour to the carpentry.
- Access gate to the plot for vehicles using a motorised sliding perforated mesh.
- Pedestrian access gate to the plot using perforated mesh with manual opening and video intercom system for opening from inside the home.
- House terrace railing made of 8+8mm tempered laminated transparent safety glass attached to a metal structure anchored to the ground.
- Metal and glass railing structure inside the plot

### INTERIOR CARPENTRY

- Security door for access to the home using a blind leaf with a security lock, lacquered in white.
- Passage door in smooth white lacquered wood or oak veneer finish to be chosen by the client with trim in the same tone as the leaf and with steel fittings. Door leaf height 2.11m.
- Home wardrobes with blind folding door modules in the same colour as the interior carpentry, interior finish in DM with shelves, hanging bars and drawers.
- In the master bedroom, there is an open-plan dressing area without wardrobes.
- Interior staircase railing with stainless steel and glass structure.

### PLUMBING AND SANITARY

- Separate drainage and evacuation network connected to the municipal collective network, diameters according to project.
- General internal network for distribution of sanitary water, with high-density polyethylene pipes of different diameters.
- In bathrooms, Roca brand sanitary ware from the "The Gap" series or similar in white and Roca brand taps from the "Atlas" series or similar in sinks, with thermostatic taps from the "Victoria" series or similar in showers and bathtubs.
- In the bathrooms, under-counter cabinet with two sinks in the master bedroom and one sink in the other two bathrooms, mirror and Roca brand taps.
- Shower and bathtub screens closed with sliding glass panel.

### ELECTRICITY AND TELECOMMUNICATIONS

- Electronic video intercom with camera on button located at the access gate to the plot and receiver with camera placed at the entrance to the house, automatic opening of the gate to the plot by means of a button incorporated in the receiver.
- TV and TF sockets in the living room, ground floor bedroom, first floor bedrooms and porch. Double sealed single-phase power socket on the porch next to the TV and TF sockets.
- Elevated degree of electrification of the single-phase dwelling with an individual meter in a box approved by the electricity company placed on the façade.
- Hager Lumina electrical home mechanisms in white or similar.
- Interior lighting installed in kitchen and bathrooms LED type down light.
- Light points for exterior lighting on the facade of the house and plot.
- 16A single-phase domestic power socket for vehicle charging in parking area.



#### AIR CONDITIONING, VENTILATION AND DHW

- Air conditioning and climate control installation using two indoor units placed on the ground and first floor ceilings, connected to the outdoor unit on the roof with a heat pump, using air ducts for supply and return in the plenum.
- Thermostat for air conditioning placed in the living room on the ground floor and the master bedroom on the first floor, connected to their respective indoor unit on each floor.
- Hydro-regulated ventilation circuit in bathrooms and kitchens.
- Aerothermal system for producing hot water for sanitary use.

#### EQUIPMENT

- Garden area with natural grass and hedge on one side of the plot.
- Planting an orange tree and a lemon tree.
- Paving of access roads to homes and sidewalks of the plot with printed concrete.
- Parking area made of printed concrete or polished concrete.
- Outdoor parking space for two vehicles with decorative pergola.
- Private swimming pool measuring 7.00m x 5.00m or 8.00m x 4.00m to be chosen by the buyer and variable depth from 1.00m to 1.60m, made of shotcrete with tetrasteel reinforcement and subsequent interior finish in mosaic tiles, with metal access stairs and saline chlorination equipment.
- Kitchen fitted with a white or grey Silestone or similar worktop. Interior with 16mm white melamine board, doors with 4 edges in white or grey, gloss or matt. The colours of the worktop and doors to be chosen by the client. Kitchen equipped with fridge, induction hob, extractor hood, oven and Bosch or Balay washing machine.

The client may waive the installation of the kitchen valued at €5,000.00, which will be deducted from the final price of the property.

#### TO BE CHOOSSED BY THE CUSTOMER (one of the options)

- Roof enclosure to cover the garage.
- Walkable roof for the creation of a solarium with access via a metal staircase from the first floor terrace.