

## **QUALITY DESCRIPTIONS**

### **FAÇADES**

Combined exterior finish with white plus colour single-layer mortar cladding, combined with limestone cladding in various formats anchored with fixing clips and TARIMATEC large format technological wood for exteriors.

### **ROOFS**

The accessible roofs of dwellings on the first floor and solarium will be walkable and finished with non-slip porcelain stoneware tiles for exteriors, non-slip large format 75 x 75 cm of 1st quality and artificial grass, with linear water collection channels (single slope).

Thermal and acoustic insulation on roofs and façades, according to CTE.

### **VERTICAL INTERIOR CLADDINGS**

**Laundries.** Will be covered from floor to ceiling with 1st quality white ceramic tiles.

**Bathrooms.** They will be covered from floor to ceiling with 1st quality large-format 60 x 120 cm porcelain stoneware tiles and various design combinations with featured tiles.

**All other areas.** Finished with smooth white plastic paint.

### **HORIZONTAL INTERIOR CLADDING**

**Kitchens and bathrooms.** They will be tiled with 75 x 75 cm large-format porcelain stoneware tiles, top quality. All rooms will have a smooth plasterboard false ceiling, finished with plastic paint.

**All other areas.** Floors will be finished with 75 x 75 cm large-format porcelain stoneware tiles, 1st quality, with skirting board of the same material integrated in the walls. All rooms have a false ceiling of smooth plasterboard, finished with plastic paint.

### **HORIZONTAL EXTERIOR COVERINGS**

**Terraces.** The terraces will be covered with the same large-format porcelain flooring, but non-slip, according to CTE.

Large areas of ARTIFICIAL GRASS on terraces and solariums.

### **EXTERNAL CARPENTRY**

Aluminium windows, GREY/BLACK colour and double glazing with climalit type chamber with security glass. Compact box with aluminium roller blinds on windows in night areas.

Electrically operated blinds with push-button control.

Fencing and gates in galvanised steel and lacquered GREY / BLACK TEXTURISED COLOUR with specific design for the development.

### **INTERIOR CARPENTRY**

**Entrance door.** Security access door with three-point lock and panoramic peephole, externally clad with aluminium panel in the same colour as the carpentry.

**Interior doors.** Smooth MDF wood, panelled in natural wood, lacquered in white, with black fittings.

**Sliding glass doors** in multi-purpose room.

**Wardrobes.** Modular built-in wardrobes with smooth MDF wood doors covered in natural wood, lacquered in the same colour as the interior doors, without handles. Interior lined in melamine in the same colour with drawer units.

**Dressing room in suite bedroom of villas** with glass front and interior led lighting.

## **PLUMBING, DRAINAGE AND SANITARY INSTALLATIONS.**

**Plumbing.** Installation of hot and cold water in multilayer pipes and shut-off valves in wet rooms.

**Drainage.** PVC installation, with separate network for rainwater and sewage.

**Sanitary ware and taps.** Designer sanitary ware in white vitrified porcelain, SUSPENDED TOILET with concealed flush and lid with retainer/brake, with FITTED TAPS IN BLACK COLOUR for washbasins. In bathroom, shower with continuous WHITE quartz shower tray with FIXED FITTINGS COLOUR BLACK with shower head and hose. Undercounter stainless steel sinks with mixer taps.

Reverse osmosis system installed in kitchen.

## **ELECTRICAL AND COMMUNICATIONS INSTALLATIONS**

**Electricity.** Homes equipped with the services regulated in the Low Voltage Regulations, for a HIGH degree of electrification (9,200 W) and top-quality white designer mechanisms.

**Communications.** TV and internet sockets in living rooms and all bedrooms. VIDEO INTERCOM at the entrance door and monitor in each apartment.

TV / internet points in solariums. Power sockets in master bedroom "suite" with USB socket.

**Interior lighting.** Design LED lighting pack with recessed spotlights in living room and bedrooms and downlights in bathrooms.

**Exterior lighting.** Design LED lighting pack, black wall lights and wall sprinklers (ambient light) and recessed led strips in porches. LED strips in kitchens, indirect decorative lighting in bathroom suite and pool bench on solarium.

## **DOMESTIC HOT WATER INSTALLATIONS**

Domestic hot water. The building is equipped with individual hot water production system with NUOS SPLIT 150L AEROTHERMO NUOS SPLIT 150L.

## **AIR CONDITIONING INSTALLATIONS**

Pre-installation of air conditioning in each apartment by conducts with pre-installation for equipment in the false ceiling in the bathroom. Fully installed Air Conditioning equipment included.

## **FURNISHING**

**Kitchen furniture.** Fitted with large capacity base and wall units, combination of cinnamon and wood colours, high quality of fittings and accessories, panelling for built-in fridge and dishwasher, integrated LED lighting, natural stone worktop PORCELAIN DESIGN, sink and installation for dishwasher and wine cooler.

## **GARDENING**

Landscaping pack with irrigation installation, according to plans.

## **OTHER INCLUDED ITEMS**

**Underfloor heating.** Underfloor heating pack in bathrooms with insulating resistance and probes and thermostat.

**Bathroom furniture.** Design bathroom furniture, with surface washbasin, drawers and mirrors. Backlit mirrors in suit and with applique in the rest of bathrooms.

**Interior kitchen appliances.** Kitchen appliances PREMIUN RANGE CRISTAL BUILT-IN appliances BRAND BOSCH OR SIEMENS (refrigerator, filtering group, induction hob, washing machine, dishwasher, oven, microwave and wine cooler).

**Summer kitchen.** In solarium, with motorized blinds and led strip, white/wooden kitchen furniture and natural stone countertop type PORCELAIN or similar, equipped with integrated basic appliances (mini fridge, induction hob, filtering group and sink).

**Shower screens.** Shower screens of 90 cm of glass with bars and fixings in black color.

**A/C equipment:** General air conditioning equipment for ducted installation.

**Swimming pool:** Large private swimming pool of dimensions according to plans with outdoor shower, with beach area and bench, on first floors.

**Swimming pool:** Private swimming pool of dimensions according to plans with built-in jacuzzi, on upper floors.

**Toilet:** fully equipped with toilets, toilet and mini sink with faucets in the solarium of the upper floors.

**Awnings:** The pre-installation for awnings (electrical conduits) is included in both the ground and first floors. In addition, the ground floors are fitted with metal anchor plates in the false ceiling to facilitate installation and avoid subsequent ceiling finishes.

**Pergola:** Pergola with sliding awning with canvas in solarium included.

**Stairs and railings:** Design made with steel and glass in Villas.

**Carpentry in living rooms:** Large glass window doors that are hidden in GALANDAGE type partition walls and with guides embedded in pavement in villas.

**Accesses:** Motorized sliding doors for vehicle access.

**Common area:** Garden area and private parking spaces in enclosed areas, with motorized gate access.

**Storage rooms:** For bicycles or other, closed storage rooms with door for upper floor apartments.

**Natural light:** Skylight to provide natural light to the living room - kitchen in villas.

**Headboards:** Decorative headboards in lacquered wood with built-in light fixtures.

**NOTE:** *These specifications are for information purposes only and are subject to possible technical, legal, commercial and/or construction execution changes.*