



# QUALITY SPECIFICATIONS

## FOUNDATIONS – STRUCTURE

- Foundations executed with footings, tie beams, and reinforced concrete beams of high strength.
- Structure composed of reinforced concrete columns, slabs, and beams, in accordance with anti-seismic regulations.

## ROOF

- Main walkable roof in the solarium area with private access for residents.
- Secondary roofs, terraces and/or patios waterproofed and with thermal and acoustic insulation.

## FAÇADE – ENCLOSURE

- Main cladding made of top-quality porcelain material.
- External enclosure using ceramic brickwork and thermal-acoustic insulation with interior cladding.

## GLAZING – ENERGY CERTIFICATION

- Double thermal-acoustic glazing / safety glass on doors and windows.
- Acoustic and thermal insulation throughout the building envelope according to current regulations.
- Homes classified as High Energy Efficiency and Low Consumption.

## EXTERIOR CARPENTRY – DOORS AND WINDOWS

- Exterior carpentry in textured aluminium with thermal break.
- Motorised aluminium blinds in bedrooms. (OPTIONAL: motorised blinds in other rooms)
- Armoured main entrance door to each dwelling.

## INTERIOR CARPENTRY – FURNISHINGS

- Main interior doors in lacquered MDF in white, with passage width 0.80/0.70 x 2.10 m. Fixed flush with the ceiling, depending on the room.
- Modular wardrobes in bedrooms: hinged doors lacquered in white with hidden handle. Interior lined in “textile melamine” finish, including drawers, shelves, and hanging rod. Top quality fittings.

## KITCHEN CABINETS – WORKTOPS

- Kitchen furniture with upper and lower cabinets according to the design of each home.
- Worktops made of Compact® or Silestone® on the countertop.
- Stainless steel sink and high spout single-lever tap.  
(OPTIONAL: Resin sink matching the worktop)

## APPLIANCES

- Built-in according to the kitchen furniture design.

## ELECTRICAL INSTALLATION – TELECOMMUNICATIONS – LIGHTING

- Recessed electrical installation throughout the home, according to regulations. High power level (9.2 kW).
- Sockets and switches according to the electrical plan. Brand Niessen model Zenit or similar.
- CAT 6 Internet wiring throughout the home. Telecommunications installation with fibre optic.
- Pre-installation for electric vehicle charging point in the basement. (Check parking availability)



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- Lighting installation using downlights and/or LED strips throughout the interior.

## COMMON AREAS

- Lobbies, staircases, and landings finished with top-quality porcelain.
- Trowelled concrete finish in private parking spaces (basement).  
(Check availability of parking spaces)
- Community solarium with lounge area and swimming pool.

## FLOORING – WALL COVERINGS – PAINT

- Top-quality porcelain flooring in the interior, solarium, and communal areas.
- Tiling in bathrooms with combinations of top-quality porcelain materials according to design.
- False ceilings in PLADUR® or similar.
- Partition walls in ceramic brick, coated with PLADUR® or similar. Smooth white paint on walls and ceilings.

## INSTALLATIONS – VENTILATION

- Domestic hot water via aerothermal heat pump.
- Pre-installation of ducted air conditioning throughout the home (except bathrooms).  
(Air conditioning units not included. Ask for available Packs)
- Video intercom connected to the main pedestrian access door of the building.
- Ventilation system through ducts with mechanical extraction.
- Community telecommunications and Digital Terrestrial Television installation via fibre optic.

## BATHROOMS – SANITARY WARE – TAPS

- Wall-hung toilets with concealed cistern and integrated flush button.
- Bathroom furniture with drawers, countertop, and mirrors.
- Shower trays in all bathrooms.
- Complete tap set with rain showerheads.
- Fixed shower screens made of 8 mm tempered glass.

### NOTE:

*The information contained in this quality specification is subject to the final*