





## QUALITY SPECIFICATIONS

### \_STRUCTURE AND FOUNDATIONS

#### Foundation

Reinforced concrete slab in accordance with the Execution Project of the building, which will be based on current legislation and regulations, the results of the Geotechnical Study, and the requirements of the Technical Management.

#### Structure

Walls and floor slabs made of reinforced concrete in combination with rolled steel profiles. In areas in contact with the ground, a reinforced concrete topping is placed on permanent formwork to create a ventilated crawl space. The foundations and structure will be built in accordance with current regulations and the requirements of the Execution Project.

### \_FACADE ENCLOSURES

Exterior Thermal Insulation System (ETICS) by SIKA using COTETERM EPS Graft-type panels with variable thickness according to regulations. The panels will be adhered with COTETERM M mortar and mechanically anchored using expansion plugs and polypropylene anchors.

### \_ROOFING

Flat walkable, non-ventilated roof with fixed paving, composed of cellular concrete slope formation, vapor barrier, thermal insulation, waterproofing, separation layers, and porcelain finish (to be defined in the finishes). Thickness and materials according to regulations and the Execution Project.

Flat walkable, non-ventilated green roof composed of cellular concrete slope formation, vapor barrier, thermal insulation, waterproofing, separation layers, drainage layers, and topsoil finish. Thickness and materials according to regulations and the Execution Project.

### \_INTERNAL PARTITIONS

Partitions and wall linings with plasterboard panels and galvanized steel sheet profiles 48/70mm wide, with horizontal (tracks) and vertical (studs) components spaced 400mm apart, and thermal insulation inside with semi-rigid rock wool panels. Plasterboards are screwed on both sides (composition defined in the execution project), and the type of board varies depending on the room: moisture-resistant in wet areas, fire-resistant in closed garages. Reinforced zones for suspended elements include galvanized steel supports within the substructure.

### \_EXTERIOR ALUMINUM JOINERY

#### Minimalist windows

Minimalist aluminum sliding joinery with thermal break. Matt silver anodized aluminum finish. Sizes and number of panels as per measurement development; double rail and panel configuration per drawings and graphic documentation. Air permeability class 4, water tightness 7A, wind resistance class B4, sound attenuation 41 dB, installed on pre-leveled frames, anchored and sealed around the entire perimeter.

Double glazing made of safety glass with solar control and air chamber with warm edge spacer, mounted with perimeter and side support blocks, sealed cold with colorless neutral silicone compatible with the substrate.

## QUALITY SPECIFICATIONS

### Exterior railings

Glass railing system with continuous "U"-shaped aluminum profiles, natural anodized finish, and laminated safety glass consisting of two extra-clear 10mm panes bonded with two colorless polyvinyl butyral sheets.

### Handrails

Recessed staircase handrails integrated into the side wall, made of moisture-resistant MDF panels, with concealed LED strip lighting.

### Pergolas

Bioclimatic pergola made of thermally treated extruded aluminum profiles, lacquered in white, with adjustable louver blades with edged borders, concealed stainless steel fittings and assembly components; motorized control with control unit and remote, wind resistance, and rainwater collection system channeling water laterally into the wall drainage system.

### Skylight

Glass skylight with automated sliding opening and structure made of silver-matt aluminum profiles and double glazing with air chamber. Interior glass will be 4+4 mm colorless laminated, and exterior glass will be tempered with solar control.

## \_INTERIOR JOINERY

### Doors

Swing or pivot doors in MDF, lacquered or laminated depending on the zone. Dimensions and layouts are specified in the Execution Project. Flush with wall with hidden aluminum frames and 5mm shadow gap at top and bottom. Hinges allow 3D adjustment, with concealed handle, magnetic latch, and embedded magnetic door stop.

### Wardrobes

Custom-made wardrobes with hinged doors. Dimensions defined in the Execution Project. Doors made of 19mm lacquered MDF boards. Interior body of 16mm melamine, shelves of 19mm. Opening with push system or integrated pull, depending on location. Concealed cup hinges allow full opening. Upper compartments may house HVAC, ventilation, or lighting systems. Interiors include recessed shelves, hanging bars, drawers, and integrated lighting per graphic documentation.

### Vanity furniture

Built-in bathroom vanity units made of lacquered moisture-resistant MDF, with dimensions defined in the Execution Project. Integrated pull on front, push opening on sides. Soft-close front drawer. 12mm Solid Surface countertop with integrated basin in same material.

### Kitchen furniture

High-quality, design-oriented kitchen enhancing functionality and comfort, with soft-close systems. Base or floor-to-ceiling units as per design. Cabinets made of melamine, fronts in 19mm lacquered MDF with smooth finish and integrated pull. 12mm Solid Surface countertop with integrated sink. Integrated cooktop with built-in extractor. Fridge-freezer, microwave, dishwasher, and oven all fully built-in.

### Laundry area

High-quality, design-oriented cabinetry with soft-close, base or full-height units as per design. Cabinets made of melamine, fronts in 19mm lacquered MDF with integrated pull. Freestanding washer and dryer concealed inside cabinet.

## \_INSTALLATIONS

### Electricity

Complete electrical installation for a single-family home with high electrification. Includes lighting circuits, general sockets,

## QUALITY SPECIFICATIONS

sockets for specific areas (bathrooms, appliances, motorized blinds, HVAC, controlled ventilation, water treatment, and pressure unit). Distribution as per the electrical plan in the execution phase. Switches and outlets by JUNG, model LS990.

### Lighting

General interior and exterior LED strip lighting mounted in ceiling recesses, wardrobe panels, staircase handrails, or bed headboards. Single color 3000K strips, ~2000 lm/m, 12 or 24 V, IP rating depending on location.

Recessed LED downlights in technical basement rooms, single color 3000K at 220 V.

16 mm recessed LED spotlights in false ceilings, 3000K, CRI 90.

### Solar shading

Motorized roller blinds with perforated fire-retardant fabric (Screen 5500) for outdoor-facing rooms and blackout polyester PVC-free motorized roller blinds for bedrooms, remote-controlled.

### Renewable energy

Aerothermal system for renewable energy production for domestic hot water, heating, and cooling. Based on a high-efficiency heat pump system for both cold and hot air.

### Water drainage system

Soundproof downpipes and collectors made of mineral-filled polypropylene, in accordance with current regulations and the Execution Project.

### Plumbing

System of multilayer crosslinked polyethylene/aluminum/polyethylene pipes per current regulations and the Execution Project. Shut-off valves in wet zones located in nearby cabinets. System includes recirculation loop.

### Water treatment

Twin-tank water softener with volumetric five-cycle control, 6 m<sup>3</sup>/h flow rate.

Direct-flow reverse osmosis unit, 1.6 l/min flow rate.

### HVAC

Complete heating and cooling solution via heat pump system, distributed by VRF with heat recovery, power calculated to meet current regulations.

Indoor units in each room, distribution through fiberglass ducts, with frameless grilles. Each room has its own thermostat.

### Underfloor heating

Heating is complemented with underfloor heating, with independent circuits per floor and thermostatic control in each room, housed in recessed cabinets.

### Ventilation

Controlled mechanical ventilation system with heat recovery and removable filters, for air renewal according to current regulations. Distributed with multilayer ducts and discreet grilles in ceiling recesses or wardrobe panels.

### Telecommunications

TV and radio signal reception, distribution, and user outlets according to Execution Project.

### Video intercom

Video intercom system with external unit integrated into perimeter fence, and two indoor WiFi hands-free monitors per house with mobile call forwarding.

### EV charging station

Electric vehicle charging station with WiFi and Bluetooth communication support.

### Lift

Electric lift without machine room, speed 1 m/s, cabin size 1000 mm wide x 1250 mm deep, access door width 800 mm.

## QUALITY SPECIFICATIONS

### \_FINISHES

#### Horizontal surfaces and pool

Porcelanosa porcelain tiles, rectified 120x120 cm, slip resistance as per current regulations for both interior and exterior use.

#### Vertical surfaces

12 mm Solid Surface wall cladding in shower areas, flush with other finishes. Wall cladding in 19 mm lacquered or natural wood veneer MDF panels in dry zones as per graphic documentation.

#### False ceilings

Continuous suspended plasterboard ceilings tailored to dry or wet interior zones.

Light cement suspended ceilings for outdoor use.

Access panels flush with ceiling for maintenance.

#### Paint

Smooth matte white plastic paint for all other wall finishes in the home.

### \_EQUIPMENT

#### Faucets

Wall-mounted single-handle mixers for washbasin, bidet, and shower by Porcelanosa.

Ceiling-mounted recessed shower head by Porcelanosa.

Three-way dual-handle mixer with separate filtered water outlet for kitchen sink. Brand: Porcelanosa.

#### Sanitaryware

Solid Surface shower trays flush with flooring.

Suspended toilets and bidets, model Architect by Noken. Noken-branded frames with built-in cisterns recessed in partition wall, operated via dual flush button.

#### Mirrors

5 mm colorless glass mirrors with integrated lighting and anti-fog system, as per graphic documentation.

### \_PLOT / SITE DEVELOPMENT

#### Mailboxes

Independent mailbox integrated into fence, accessible from inside.

#### Fencing

Metal mesh frame on steel supports to support perimeter hedging.

#### Access

Pivot pedestrian gate with oven-lacquered steel frame. Utility boxes (electricity and water) integrated into modular access system.

Motorized pivot vehicle gate with oven-lacquered steel frame.

#### Exterior surfaces

Sod turf as per dimensions and graphic documentation.

## **QUALITY SPECIFICATIONS**

### Installations

Sprinkler-diffuser and drip irrigation system for hedge and lawn maintenance.  
Salt chlorination pool filtration system.

### Swimming pool

Saltwater outdoor pool with integrated steps and Net'n'Clean self-cleaning system.

During project development, the Technical Management reserves the right to make changes to layouts, dimensions, or surface finishes for technical or administrative reasons, without reducing the expressed quality.