

# Quality specifications

## STRUCTURE AND FOUNDATION

Foundation on crushed stone and gravel bedding, using reinforced concrete slab protected against moisture. Structure with floor slab, walls and pillars of INDEPENDIENT reinforced concrete.

## FAÇADES

Exterior façade of 12 cm ceramic brick/block. Thermal insulation with 10 cm rigid expanded polystyrene panel. Interior wall of 7 cm ceramic brick/block. Exterior single-layer mortar coating, porcelain tile façade, according to project design and indicative infographics.

## TERRACES AND ROOFS

Terraces - flat roof accessible to pedestrians with sloping surface. Waterproofing with LBM asphalt membrane. Non-slip porcelain flooring.

Flat roof not accessible - with gravel finish, waterproofing with LBM asphalt membrane and thermal insulation with rigid XPS polystyrene panel.

## FLOORING AND CLADDING

High-quality, large-format porcelain flooring for interiors, non-slip exteriors and walkable terraces.

Interior staircase steps and skirting boards made of the same material.

Bathrooms and guest bathroom: porcelain wall and floor tiles.

## WALLS AND SUSPENDED CEILING

Interior walls with 9 cm thick ceramic blocks. Plastered with plaster and smooth washable white paint. Smooth false ceiling and removable false ceiling in areas for installations.

## INTERIOR CARPENTRY

Armoured front door.

White interior folding doors.

Sliding door in ground floor bathroom.

## DRESSING ROOM AND WARDROBES

Walk-in wardrobe in the ground floor master bedroom with hanging rail, drawers and shelves. Fitted wardrobes with sliding doors, hanging rail, drawers and shelves.

## EXTERIOR CARPENTRY

Doors and windows: hinged and sliding, made of textured aluminium RAL 7016 or similar, with thermal break.

Low-emissivity double glazing.

Motorised blinds.

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## BATHROOMS AND GUEST BATHROOM

Top-quality sanitary equipment and single-lever taps.

Wall-mounted furniture with vanity unit and mirrors.

Shower trays in bathrooms and glass screens.

## KITCHEN EQUIPMENT

Fully furnished including island area with cabinetry and porcelain worktop. Stainless steel sink with high-quality single-lever tap.

Appliances: extractor hood, induction hob, oven, microwave, fridge and dishwasher.

## DHW AND AIR CONDITIONING

Pre-installation of conducts air conditioning on the ground floor and first floor. Return grilles in living areas.

Installation of a 150-litre NUOS electric water heater or equivalent for DHW service.

## SOLAR PANELS

Installation of solar panels with inverter.

## TELECOMUNICATIONS AND ELECTRICITY

TV sockets in the living-dining room and bedrooms.

RJ45 socket in the living-dining room and bedrooms.

Recessed LED spotlights and downlights.

Video intercom system.

## SWIMMING POOL AND EXTERIOR AREAS

Private swimming pool. Network of purification ducts for pool water.

Installation of complete water purification and filtration system.

Outdoor shower.

Motorised vehicle access gate.