



STRUCTURE AND FOUNDATION

- Reinforced concrete structure with unidirectional and lattice slabs, all according to the Technical Building Code (Código Técnico de la Edificación) and monitored by an approved external body.



ROOF

- Walkable inverted roof with insulation and finish of non-slip porcelain tile flooring.



FACADE

- Exterior wall formed by half-brick masonry, with insulation, air cavity, and interior lining made of galvanised steel structure, thermal insulation, and plasterboard.
- Exterior finish will be a first-quality cement render with paint or similar.
- Roof terraces with glass railings at mid-height.
- Metal fencing for the parking area of Block 1 and closure fencing for Block 2.



EXTERIOR CARPENTRY

- Lacquered aluminium exterior carpentry with thermal break from Cortizo or similar, with built-in ventilators.
- Climalit-type double glazing (or similar) with air chamber. Sliding and tilt-and-turn closures as per project.

- Armoured entrance door to apartments.
- Exterior sliding doors on balconies made of thermally treated wood or lacquered aluminium with wood-like appearance for sun protection.

- Railings with metal profiles and uprights on balcony doors.



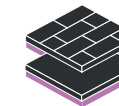
INTERIOR DISTRIBUTION

- Interior walls of the apartments and between apartments made with galvanised steel profiles, acoustic insulation, and plasterboard, complying with CTE requirements.
- Service shaft closures made with half-brick masonry.



INTERIOR CARPENTRY

- Interior doors made of wood, either hinged or sliding depending on location.
- High-quality handle systems, with locks in bathrooms and toilets.
- Main armoured door with 3-point security lock.
- Wardrobe fronts with white lacquered wooden doors; interiors lined with melamine.



FLOORING

- Porcelain tile flooring inside the apartments.
- Non-slip porcelain tile for exterior flooring.

- Screeded concrete in parking areas and common areas.
- Synthetic wood-look flooring in the pool area.



VERTICAL SURFACES

- Smooth plastic paint finish on vertical surfaces in corridors, living rooms, and bedrooms.
- Bathrooms with porcelain tile cladding.
- Wet walls will be fully tiled; other walls left with smooth paint so the owner can wallpaper or paint.



HORIZONTAL SURFACES

- False ceilings with plasterboard throughout the apartment.
- Matte white plastic paint on all ceilings.



PLUMBING AND SANITARY FIXTURES

- Vitreous porcelain sanitary fixtures in all bathrooms and toilets.
- Toilet with concealed cistern and dual flush button.
- Washbasin and vanity unit with matte finish. Single-lever faucets from RAMON SOLER in brushed nickel or similar.
- Single-lever shower faucet with overhead shower from RAMON SOLER in brushed nickel or similar. Shower screen with fixed panel and hinged door. Fixed glass over U-shaped stainless steel profile on side. Natural B10 shower tray or similar, white slate finish, including drain and drain grille.



HEATING AND AIR CONDITIONING

- Individual HVAC system with heat pump and aerothermal technology for heating and cooling.
- External aerothermal units installed on the roof to provide air conditioning, heating, and hot water.
- Integrated ducts and grilles.



ELECTRICITY AND TELECOMMUNICATIONS

- Radio and television reception in all rooms (living room, bedrooms, kitchen, and lounge).
- Electronic video intercom for community access.
- High-level electrical system. Electrical mechanisms by Jung, LS990 model or similar.
- Low-consumption LED lighting.



KITCHEN

KITCHEN FURNITURE:

- Upper and lower cabinets with first-quality lacquered panels.
- Quartz composite countertop. Colour selected by the client.
- Kitchen equipped with the following appliances:
 - Oven
 - Ceramic hob
 - Extractor hood
 - Refrigerator
 - Freezer
 - Dishwasher
 - Microwave



COMMON AREAS

- Elevator with automatic stainless steel doors in cabin and landing.
- Basement parking and storage rooms with natural and forced ventilation.
- Video intercom at entrance.
- Community pool with small-format tile finish and outdoor shower.

**IMPORTANT: This quality specifications document is limited to providing a general, indicative description of the development at the time it is issued. Therefore, the elements, features, and images contained herein are subject to change, substitution or modification due to legal, administrative, technical, functional or supply constraints. In any case, the contents and specifications included in the private purchase contract that is signed shall prevail.*

