

# QUARTZ

## QUALITY MEMORIES

### FOUNDATION AND STRUCTURE

The foundation will be made of reinforced concrete, meeting the requirements of CTE and Geotechnical Study.

Reinforced concrete structure, according to project specifications, in accordance with the Technical Building Code and applicable regulations.

### FACADES AND ROOFS

The facades will be a "SATE" type facade on a perforated ceramic brick factory, laid with waterproof cement mortar, with 2 different finishes.

Complementing this exterior face, an interior cladding is incorporated using self-supporting laminated plaster partitions and thermo-acoustic insulation, which improve the demanding standards of the Technical Building Code.

Glass railings using a vertical tubular profile or mailbox system, according to construction needs.

Inverted type walkable flat roof-solarium, with the necessary slopes for its drainage finished in non-slip ceramic pieces for outdoors.

Inverted flat non-passable roof, with insulation and gravel surface finish.

### INTERIOR PARTITIONS

The separation between dwellings is solved by means of resistant phono brick masonry, lined on both sides with Pladur-type drywall with an auxiliary structure with insulation and double plasterboard.

Interior divisions by means of self-supporting partitions with laminated plasterboard equipped with interior insulation for better acoustic and thermal insulation.

Separation of dwellings with common areas with ceramic brick masonry with plaster trim and plaster towards common areas and lining with plasterboard on metal structure with insulation thermal/acoustic into the interior of the house.

### PAVEMENTS

Interior flooring of homes in large-format, high-quality porcelain material, from the PORCELANOSA brand or similar

Exterior flooring in high-quality non-slip rectified porcelain material from the PORCELANOSA brand or similar.

The solarium, porches and terraces will be finished with large-format non-slip porcelain stoneware made of the same material as the interior of the house.

Kitchens and bathrooms tiled with porcelain stoneware as well as the living room and bedrooms.

Common areas with porcelain stoneware flooring.

The parking spaces will have a floor suitable for their use and design.

### CARPENTRY

Aluminum exterior carpentry with thermal break, with fixed, folding and/or sliding leaves combined according to design, from the CORTIZO brand or similar.

Said carpentry is accompanied by the installation of double glazing with a dehydrated chamber, darkening of rooms complying with the requirements of the CTE with a motorized system in the living room.

Armored access door to the house, with security lock and interior finish like the rest of the doors of the house.

Interior interior doors from floor to ceiling, practicable or sliding, top quality and smooth lacquered finish.

Built-in wardrobes with wooden fronts with a smooth white or similar lacquered finish, with floor-to-ceiling leaf doors, fully equipped with drawer units, hanging bars and a luggage compartment shelf.

### INTERIOR COVERINGS

Walls in washable and fungicide smooth plastic paint throughout the house.

False ceiling of laminated plasterboard, plaster or plaster.

Records in toilet ceilings for air conditioning equipment.

In bathrooms and toilets, the wet areas will be covered with large-format, high-quality porcelain material from the PORCELANOSA brand or similar, in combination with painted walls, depending on the project design.

### KITCHEN

The kitchens will come furnished with a modern design, with high and low modules in a laminate or lacquered finish, including compact quartz countertops, Silestone type or similar.

BOSCH or similar brand appliances, including induction ceramic hob, extractor hood, electric oven, fridge-freezer, dishwasher, washing machine, dryer and microwave, and sink with mixer taps.

Los datos incluidos en esta memoria de calidades están sujetos a posibles modificaciones consecuencia de exigencias comerciales, jurídicas o técnicas. La marca o modelo concreto de cada producto se hacen constar a efectos orientativos, por lo que los productos mencionados podrán ser sustituidos por otros de calidad equivalente de concurrir exigencias comerciales (incluidas de distribución de producto), jurídicas o técnicas que así lo aconsejen.

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## SANITARY EQUIPMENTS

Bathrooms with wall-hung toilets, with a built-in double-flush cistern and sinks of current design and leading brands.

Low-profile or flush shower tray or bathtub, according to project specifications and layouts.

Single-lever faucets in washbasins. In the shower and bathtub, it will also be a HANSGROHE or similar brand thermostat.

Design furniture with a Solid Surface countertop or a material with similar characteristics and a mirror in top-quality bathrooms. Screen in bathrooms.

In all the terraces, solarium and gardens there will be a water connection with a tap.

## AIR CONDITIONING AND DHW

AEROTERMIA system with distribution through ducts as a means of air conditioning for hot-cold air conditioning and also production of domestic hot water.

Underfloor heating system.

Ventilation system in compliance with the Technical Code and improvement of comfort.

Micro-ventilation in windows and kitchen and bathroom extraction outlets.

## ELECTRICITY, LIGHTING AND TELECOMMUNICATIONS

Telecommunications installation with connection in all rooms with the exception of wet areas.

Complete electrical installation according to regulations with design mechanisms.

TV-FM, UHF, VHF and reception of basic telephone and cable television.

Built-in spotlights in bathrooms and toilets.

Video intercom with camera for access control.

Pre-installation of a power outlet for each car park to recharge electric vehicles.

The house will have a home automation integration system, with a touch screen and management via app.

Telephone and TV in living room, kitchen, and bedrooms.

## ELEVATOR

Elevators for six people with double stops and direct access to the storage rooms.

Mirror inside.

## GROUND APARTMENTS WITH GARDEN

Mediterranean type garden, with plant species with low water consumption and automatic outdoor irrigation.

Outdoor lighting network in the streets through low light pollution luminaires.

## COMMON AREAS AND STORAGE ROOMS

Porcelain stoneware flooring.

Design portal with top quality materials.

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