







# **QUALITY REPORT**

# 1. Architecture

# 1.1.- Structure and foundations

The foundation will be executed using a reinforced concrete slab and/or footings, following the results of the geotechnical study and in compliance with current regulations and the Technical Building Code (CTE). The structure will consist of reinforced concrete pillars, walls, and waffle slabs.

#### 1.2- Facades

The facade will be built using a cavity wall system consisting of half-brick-thick perforated brickwork, insulated with rock wool, an air chamber, and an interior lining of laminated plasterboard. The exterior finish will be rendered and painted. Terrace railings will be made of safety glass combined with rendered and painted brick parapets.

# 1.3.- Roofs

On walkable terraces, an inverted flat roof system will be implemented, consisting of multiple layers on a resistant support: sloped formation, bituminous primer, waterproof membrane, geotextile, polyester thermal insulation, anti-puncture geotextile, protective mortar layer, and ceramic tiles with a non-slip finish.

#### In common areas

On the rooftop installations, an inverted flat roof system will also be used. It will consist of a sloped formation, bituminous primer, waterproof membrane, geotextile, thermal insulation, anti-puncture geotextile, and a heavy protective layer of loose gravel.

#### 1.4.- Exterior carpentry

In private terraces: Painted brick parapet with safety glass railing on top.

In garden perimeters: 1.80m high fencing made of prefabricated modular rod elements in a color chosen by the project management, anchored to metal posts.

# In common areas

Metal railings made of flat bars and solid tubes, spaced at variable distances, with anti-rust treatment and painted in a color chosen by the project management.

#### 1.5.- Exterior carpentry

Lacquered aluminum windows and exterior doors with thermal break, double glazing with an air chamber, and varying thicknesses depending on their position



on the facade, complying with CTE requirements, including a ventilation system. Rolling aluminum shutters in bedrooms with PVC housing.

Shutters integrated into the carpentry in living rooms and bedrooms. The color will match the carpentry. The shutter housing will be thermally insulated and embedded in the facade.

#### In common areas

Painted galvanized steel railings.

Motorized parking access doors with remote control.

# 2. Interiors

# 2.1.- Interior carpentry

Security entrance doors with a three-point locking system, lacquered in a color chosen by the project management.

Interior doors lacquered in white, with latch, handle, and steel hardware. Bathroom and master bedroom doors with lock. Visible hinges. Sliding doors with vertical lock.

Modular wardrobes with swing doors matching the interior doors, featuring a recessed handle on one panel, a top shelf, and a hanging rail, with a textile melamine interior.

#### In common areas

Built-in mailboxes.

Utility cabinets with locks and sheet metal doors in a color chosen by the project management.

#### 2.2.- Interior partitions

Between homes and common areas: thermo-acoustic brick wall with laminated plasterboard lining and rock wool for sound insulation.

Interior distribution walls: double laminated plasterboard panels with smooth paint in a color chosen by the project management.

# 2.3.- Finishes and coatings

Vinyl wood-effect flooring, Linkfloor Town model by Porcelanosa, installed over an anti-impact layer.

Smooth white paint throughout the home; kitchens and bathrooms will have antimold paint.

Terraces and outdoor areas with Class 3 non-slip flooring. Polymer concrete copings.



#### In common areas

Hallway ceilings made of profiled aluminum sheet, finished as per project specifications.

Hallway and staircase walls painted over mortar or plaster.

Parking floors made of stamped concrete with a cobblestone effect, in a color chosen by the project management, with numbered parking spots and reflective paint markings.

## 2.4.- Kitchens

Fitted kitchen with upper and lower cabinets and a countertop. Included visible appliances: oven, ceramic hob, and extractor hood.

# 2.5.- Bathrooms

Bathrooms finished with Porcelanosa ceramic tiles in 33.3x100 cm format. The shower area will feature decorative tiling.

All fixtures and faucets will be Porcelanosa brand: toilet, sink, and shower tray. The master bathroom will also include a vanity unit and mirror.

#### 2.6.- Electrical installations

Sealed electrical switches and outlets in a color chosen by the project management.

#### In common areas

Video intercom at the entrance, connected to each home.

Parking spaces will have the necessary pre-installation for electric vehicle charging, according to current regulations.

#### 2.7.- Plumbing and sanitation installations

Soundproofed PVC sanitation system.

Plumbing network made of insulated cross-linked polyethylene (PEX).

Each home will have a main shut-off valve and individual shut-offs for wet rooms (kitchen and bathrooms).

Vitrified ceramic sanitary ware and resin shower trays with mineral fillers.

Single-lever chrome steel faucets in bathrooms and kitchen, with insulated piping under corrugated tubing and/or thermal insulation.

Domestic hot water will be produced via aerothermal energy, to be defined by the project management.

Water connection in private gardens.

## In common areas

Water taps in gardens and communal garden plots, with a water tank per building.



## 2.8.- Air conditioning installations

Pre-installation of air conditioning via ductwork in the false ceiling, servicing the bedrooms and living room.

Space will be reserved for the future outdoor unit on the rooftop and the indoor unit in the false ceiling of one of the bathrooms.

## 2.9.- Telecommunications installations

Telecommunications infrastructure will be installed according to the Common Telecommunications Infrastructure (ICT) regulations.

Homes will be equipped with conduits for integrated digital services (cable TV). Each home will have antenna sockets for receiving analog and digital TV, radio, and telephone connections in living rooms and bedrooms.

A video intercom system will be installed.

# 3. Common areas

#### 3.1.- Elevator installations

Installation of a 6-person elevator in each building, featuring flooring identical to hallways, stainless steel button panels, a mirror, side panels, and interior lighting. Stainless steel sliding doors.

# 3.2.- Swimming pool

Pool deck and basin made of reinforced concrete, finished with ceramic or mosaic tiles in a color chosen by the project management.

Stainless steel railings and stairs. Lighting fixtures, showers, and paved perimeter area.

Pool enclosure with access via common areas and a perimeter fence

#### 3.3.- Common gardens

Retaining walls made of rock-filled gabions.

Area designated for individual garden plots, equipped with water and electricity connections.

Landscaping, pathways, benches, irrigation, and lighting according to the landscape design.

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