

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- The foundations will be executed in accordance with the results of the geotechnical study and will comply with the current regulations in force and the Technical Building Code.
- Reinforced concrete structure.

BRICKWORK

- Double-layer facade cladding, with thermal/acoustic insulation, inner layer with double-plate panels on a metal plasterboard structure.
- Plastered and painted exterior finish, combined with stone cladding, in accordance with the project design.
- Division between homes and exterior by means of soundproof brick masonry, with double-plate plasterboard panels with insulation.
- Interior layout with double-plate plasterboard partitions on each side, on metal profiles with internal insulation.

EXTERIOR CARPENTRY

- Exterior carpentry with a thermal break system, in lacquered aluminium, white on the inside and the colour of the outside to be defined by the project management, with sliding or tilt-and-turn windows in accordance with the criteria of the project management.
- Carpentry flushed to the flooring between the living room and the terrace.
- Climalit-type double glazing with intermediate air chamber for enhanced acoustic and thermal insulation. Translucent glass in bathrooms and toilets.
- Lacquered aluminum motorised blinds in the same colour as the exterior carpentry in bedrooms.
- Terraces with overhangs and security glass.

INTERIOR CARPENTRY

- Wardrobes with folding and/or sliding doors matching the entrance doors, lined and with a drawer system, storage cupboard and hanging bars.
- Armoured front door to the home with a high security multi-point lock and anti-bumping cylinder.
- White lacquered interior doors 220 cm in height with hand locks in bathrooms, with top quality hinges.

PAINTWORK

- Smooth plastic paint on walls and ceilings in the home.
- Special plastic paint for wet environments in bathrooms.
- Enamel paint on lock systems.
- Epoxy resin paint for plastered exterior areas.

COATINGS AND FLOORING

- Ceramic tile flooring in the entire home. Lacquered white skirting in living rooms, bedrooms and corridors.
- Ceramic tile paving with open joints on terraces, consistent with the indoor flooring, with the drainage grating hidden under the paving.
- Bathroom with stone cladding in the shower area.
- False plasterboard ceilings throughout the home, waterproofed in wet rooms, with an accessible ceiling in the secondary bathroom for the installation of the A/C system.
- Pladur-type recess for blinds/curtains.

SANITARY APPLIANCES AND TAPS

- Taps with a top-quality single-lever mixer, with a Coolstar system.
- Top-quality white toilet.
- Resin shower tray, flushed to the flooring.
- Set of furniture and washbasin in all bathrooms.

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KITCHENS

- Furniture: matte white HPL.
- Undercounter stainless steel sink and single-lever taps.
- Silestone countertop or similar.
- Appliances: induction plate, hood, oven.

INSTALLATIONS

- HVAC consisting of an individual hot/cold air conditioning system for each home, through ducts with lacquered grilles in the living room and bedrooms, segmented by rooms, of the AIRZONE brand or similar.
- Domestic hot water production system using aerothermal energy.
- Electrical circuit for the pre-installation of radiators.
- Mechanical ventilation in homes in accordance with the Technical Code.
- Video intercom system with individual monitors in the home and entrance to the complex and building, controlled by APP.
- Installation of fiber optics to each home and computer network cabling in all living rooms. Pre-installation for cable telecommunications operator.
- USB charging mechanisms in bedrooms and living room.
- Infrastructure for the reception of digital satellite television, digital terrestrial television (DTT), FM and digital radio (DAB).
- Pre-installation of basic home automation system for alarms, motion sensors, flood sensor and smoke sensor.
- Pre-installation of motorised curtain and awning system.

COMMON AREAS

- Garages with polished concrete paving.
- Automatic vehicle access door, opened through a licence plate reading system for entering and a push button for exiting.
- Pre-installation of an electric car and motorcycle recharging station in garages.
- Lift with automatic doors and capacity for 8 people.
- Low consumption lighting with a motion detector system.
- Doors to common areas opened by a master magnetic sensor.
- Complex monitored by a video surveillance system.
- Multi-purpose swimming pool with a perimeter grating, underwater lighting and saline purification system. A beach-type entrance, a hammock area in the water and a swimming lane.
- Landscaped areas with benches, litter bins and an automatic irrigation system.
- Outdoor children's area designed to merge in with the environment.
- Outdoor fitness area designed to merge in with the environment.
- Txoco area with a pergola, a kitchen equipped with a refrigerator, ceramic hob, and bluetooth speaker installation.
- Outdoor BBQ area next to the Txoco area.