

# BUILDING SPECIFICATIONS

## FOR EACH HOME

### FOUNDATION AND STRUCTURE

- Foundations and retaining walls or reinforced concrete screens, according to geotechnical survey.
- Load-bearing structure based on pillars, waffle slabs and reinforced concrete slabs.

### PARTITIONS

- Dividing walls between dwellings made of brick masonry lined on both sides with self-supporting, insulating partition wall and double laminated plasterboard.
- Separation between dwellings and communal areas: self-supporting brickwork lined on the inside and plastered on the outside.
- Interior partition walls: self-supporting, with insulation and double laminated plasterboard in dry areas and single WR board in wet areas.
- False ceilings of laminated board in corridors and bathrooms.

### ROOFING AND TERRACES

- Walk-on terraces, with non-slip porcelain stoneware finish.
- Non walk-on terraces with gravel finish.
- Floating terraces in attics.
- Pitched roofs: Sikaplan 15 G-03 System similar in grey colour or similar with thermal insulation.

### FLOORING

- General flooring of the house in PORCELANOSA Group porcelain stoneware.
- Kitchen, bathroom and terrace flooring in PORCELANOSA Group porcelain stoneware.

### PLUMBING AND SANITARY WARE

- White vitrified porcelain appliances, with mixer taps.
- Vanity unit with washbasin and mirrors incorporated in bathrooms.
- Wall-hung toilet with concealed cistern in bathrooms.
- Shower screens in showers.
- Thermostatic shower column in main bathroom.

### FAÇADES

- Two-leaf enclosure, main one in perforated brick walled on the inside with self-supporting partition wall, acoustic and thermal insulation, and double layer of laminated plaster.
- On the outside, SATE type cladding or similar with white finish.
- Glass railings.

### CARPENTRY

- Exterior: white lacquered aluminium finish and low-emissivity insulating glass.
- Motorised blinds in bedrooms and throughout the ground floor.
- Interior: armoured front door with security fittings.
- Lacquered interior doors.
- Built-in wardrobes with lacquered doors and lined inside with drawer units and hanging bars.

### INTERIOR CLADDING

- Vertical walls of dwellings covered with off-white paint.
- Bathroom tiling in stoneware. PORCELANOSA Group brand.

### INSTALLATIONS AND EQUIPMENT

- Domestic hot water (DHW) generation by means of aerothermics.
- Air conditioning and heating system using aerothermal energy.
- Installation of fibre optics in building and dwellings according to Telecommunications spec.
- Television and data sockets in living room and all bedrooms.
- Video intercom installation.

### KITCHENS

- Fully furnished kitchens, including domestic appliances.

## COMMUNAL ENTRANCE AREAS

### ENTRANCE HALLS

- Natural stone or porcelain stoneware flooring.
- Walls with stone, stoneware or wood cladding.

### GARAGES AND MOTORBIKE PARKING SPACES

- Automatic sectional door.
- Pre-installation of charging point for electric vehicles according to regulations.
- Trowelled concrete floor with surface treatment.
- Signposting of parking spaces and motorbike spaces.
- Ventilation and fire protection measures according to regulations.

### STAIRWELLS

- Metal balconies with handrails.
- Presence detection led lighting in communal areas.

### STORAGE ROOMS

- Painted vertical walls and stoneware flooring.

### LIFTS

- With accessible cabins and high quality interior cladding.
- Access to all floors and basements.

## INSTALLATIONS AND EQUIPMENT IN COMMUNAL SPACES

- LED luminaires in doorways and stairways, operated by presence detectors.
- Exterior lighting for pedestrian access and landscaped areas.

## BUILDING SPEC FOR COMMUNAL AND POOL AREAS

### POOL

- Overflow type swimming pool.
- Porcelain stoneware tiling of the pool and pool deck, non-slip on floors.
- Fitted with showers, lifebuoys and portable lift for the disabled.

### LANDSCAPED AREAS

- Planting of Mediterranean species with low water consumption, adapted to the local climate.
- Gastro-Garden.

### GYM, CHANGING ROOMS, SAUNA, SPA AND ESPACIO COWORKING

- Porcelain stoneware flooring.
- False ceiling and walls finished in white paint.
- Fitted with LED lighting.
- Equipped gymnasium.
- Sauna.
- Spa with heated swimming pool.
- Toilets, changing rooms and showers.