

QUALITY SPECIFICATIONS

1. All materials shall be of the highest quality and shall be free from defects.

2. All workmanship shall be in accordance with the latest standards.

3. All materials shall be tested and certified by an independent laboratory.

4. All workmanship shall be inspected and approved by a qualified engineer.

5. All materials shall be stored in a dry and secure location.

6. All workmanship shall be completed within the specified time frame.

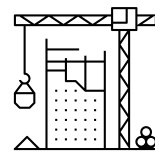
7. All materials shall be delivered to the site in good condition.

8. All workmanship shall be carried out in accordance with the approved drawings.

9. All materials shall be used in accordance with the manufacturer's instructions.

10. All workmanship shall be completed to the satisfaction of the client.

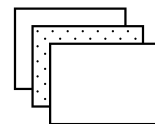
FOUNDATIONS AND STRUCTURE



Foundation by means of reinforced **concrete slab or footing** to be confirmed depending on the results of the geotechnical study.

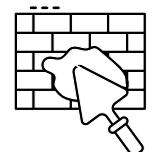
Reinforced concrete structure, according to project specifications, in accordance with the Technical Building Code and applicable regulations.

FACADES



Rendered facades with paint treatment **suitable for exteriors**, thermally and acoustically insulated in accordance with the requirements of the Technical Building Code.

MASONRY

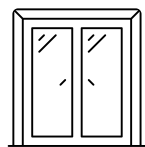


Interior partitions made of laminated plasterboard partitions on metal structure with **acoustic/thermal insulation**.

Separation between dwellings in **ceramic brickwork**, with **self-supporting wall cladding** on both sides **in laminated plasterboard**, including acoustic/thermal insulation inside. Separation with communal areas with ceramic brick masonry with rendering in communal areas and plasterboard lining on metal structure with thermal/acoustic insulation towards the interior of the dwelling.

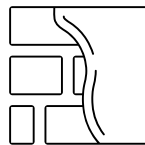


EXTERIOR CARPENTRY



High-quality exterior carpentry, made of lacquered aluminium with thermal break. Motorised blinds in living room and master bedroom Double glazing with interior chamber.

WALL COVERING

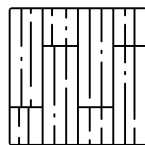


False ceiling of laminated plasterboard, plaster or gypsum, according to Execution Project.

Accessible false ceilings in bathrooms where air-conditioning machines are to be installed.

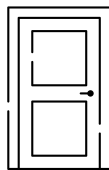
Smooth-finish plastic paint in a soft colour on walls and white on ceilings throughout the house.

FLOORING OF DWELLINGS



- High quality **porcelain stoneware** flooring throughout the house.
- Stoneware paving for terraces in houses **high-quality, non-slip porcelain tiles**.
- High quality ceramic tiling in bathrooms.

INTERIOR CARPENTRY

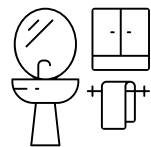


- Reinforced front door**, with security lock and interior finish like the rest of the doors in the house.
- Access doors with lacquered finish**. Built-in wardrobes with interior lining and with the same finish as the interior doors, equipped with a hanging rail and luggage shelf.





SANITARY WARE, FAUCETS AND ACCESORIES



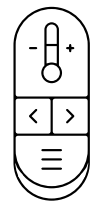
- White vitrified porcelain **sanitary ware**.
- Light-coloured resin **shower tray** in bathrooms, with shower screen in main bathroom.
- High-quality branded mixer **taps**.

KITCHENS



- The **kitchens will be furnished in a modern design**, with wall and base units.
- Electrical appliances:** oven, microwave, induction hob, extractor hood, fridge, dishwasher and sink with mixer tap.

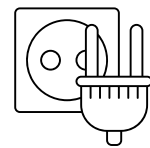
AIR CONDITIONING AND VENTILATION



Hot and cold ducted air-conditioning, with air supply grilles in the living room and bedrooms.

Domestic hot water production by aerothermal energy.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS



Telecommunications installation with connection according to Telecommunications Regulation.

Video door entry installation.





PORTAL, COMMON ELEMENTS AND EQUIPMENT



Large landscaped areas with an exclusive landscape design. Walkable exterior flooring with non-slip ceramic tiles.

Finishing of roads and development paths with treatment suitable for exteriors.

Communal outdoor and separated **swimming pools** for adults and children.

Spa with hydromassage area; Turkish bath, sauna, changing rooms, toilets and showers.

Equipped **gymnasium** for community use.

Road access gate to the development, automatic, remote-controlled.

Access control to the development.

BREEAM CERTIFICATE



This development will have a **BREEAM rating**. This seal is a guarantee of construction quality for the homeowner, while providing economic, health and well-being benefits for its occupants and a lower environmental impact throughout the life cycle of the building.

