

TECHNICAL SPECIFICATIONS

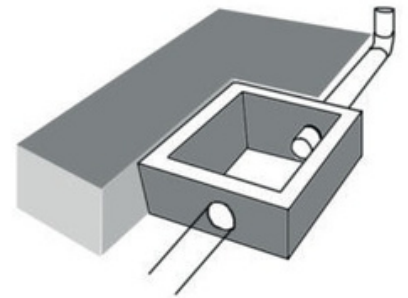
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RESIDENTIAL COMPLEX OF 38 HOMES,
COMMON AREAS WITH POOL, PARKING AND STORAGE ROOMS.



FOUNDATION AND SANITATION

- The foundation will be made using footings or reinforced concrete slab.
- Reinforced concrete retaining walls in parking floor.
- Sanitation will be carried out using pvc downpipes and horizontal collectors to evacuate through the underground network to the public network.



ORGANISATIONAL

- A basic structure of reinforced concrete pillar frames and two-way slabs or reinforced slabs is planned.



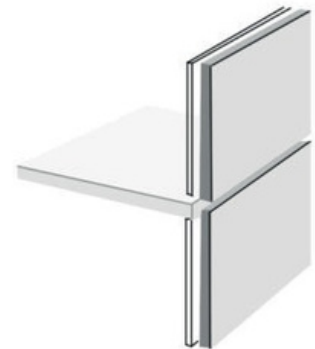
COVERS

- Non-trafficable flat roof with reserved area for installations. Gravel finish.
- The attic terraces will have a walkable flat roof. Class c3 non-slip ceramic tiles finish.



EXTERNAL ENCLOSURES

- Enclosure composed of outer leaf of perforated ceramic brick factory, thermal insulation, non-ventilated air chamber (or enclosure of prefabricated elements) and inner leaf of self-supporting framework of laminated plasterboard on galvanised steel profiles. The inner sheet may be of ceramic brick at the discretion of the project management.
- Exterior facade finish, plastered with cement mortar and suitable paint, color to be defined by the project management.
- The separation between terraces, private roofs and common elements will be by means of metal elements and/or in combination with the factory wall, at the discretion of the project management.
- Separation between homes and gardens towards common areas will be carried out with metal elements.
- The enclosure facing the street will be constructed partly with solid walls and partly with metal mesh or light enclosure according to urban regulations.



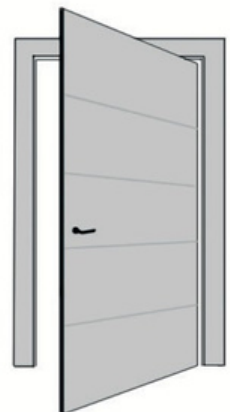
EXTERIOR CARPENTRY

- Exterior windows of pvc or aluminium lacquered with shades to be defined by the project management, with thermal bridge breakage and double glazing with air chamber. It incorporates a monoblock shutter system with insulation inside the drawer. Micro-ventilation system is integrated into the carpentry of all rooms, except for damp areas.
- Exterior windows of pvc or aluminium lacquered with shades to be defined by the project management, with thermal bridge breakage and double glazing with air chamber.
- The pedestrian door of the building access portals includes a security lock and automated opening via an intercom system.
- Motorised garage access door.



CARPINTERÍA INTERIOR

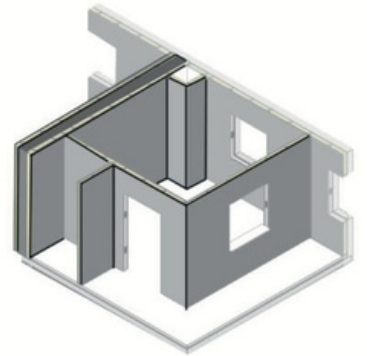
- Entrance door to armored dwelling, made of wood or lacquered mdf board, hardware and knobs in color to be defined by the project management.
- Doors of smooth lacquered wood or with grooves, fittings and knobs to be defined by the project management.





INTERIOR PARTITIONS

- **For self-supporting plaster partitions with mineral wool of thicknesses according to their use, on galvanised steel profiles, the type of plasterboard will be adapted to each use, using anti-moisture plate in wet areas or brick work finished in plaster.**
- **In the case of drywall partitioning, party walls will be constructed with sound-resistant brickwork or a partition system with sheet metal, incorporating self-supporting backing on both sides with mineral wool insulation on galvanised steel framing.**
- **In case of wet partitioning, double brick sheets (being a light resistant type) with acoustic insulation will be provided on the partition walls of the dwellings.**





- **Wardrobe fronts shall have a similar finish to the interior doors and shall have a recessed handle or handle for opening.**

FLOORING

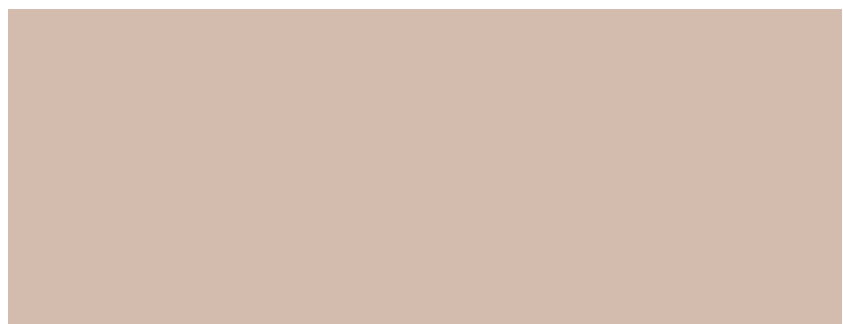
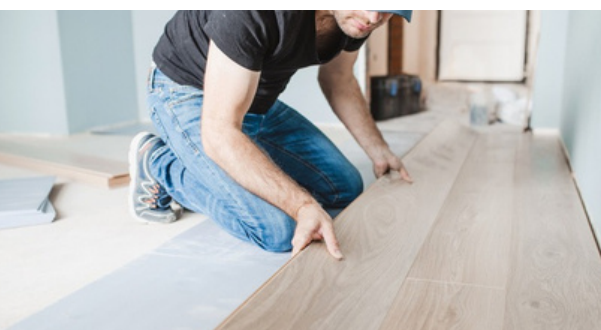
Exterior pavements

- **Printed concrete and/or ceramic floor to be defined by the project management.**
- **In internal common areas such as parking lots and storage rooms, the finish is troweled concrete.**



Interior pavements

- **Large format ceramic flooring throughout the residence with slip resistance appropriate for each area. Baseboard made of the same material or waterproof pvc.**



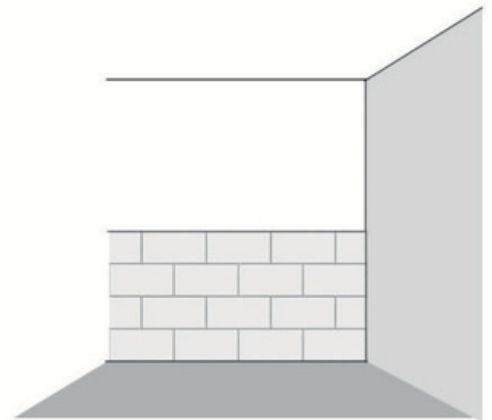
COATINGS

Exterior coatings

- Finished with water-repellent mortar plastering. Painting suitable for the support, colour to be defined by the optional direction.

Interior coatings

- Smooth plastic paint in light color in residences and staircase cores.
- Combination of ceramic plating and washable plastic paint on the vertical walls of kitchens, laundry and bathrooms according to the criteria of the project management.
- Ceilings covered with plaster or continuous false ceiling of laminated plasterboard.
- In the bathrooms where it is planned to install the indoor air conditioning unit, the ceiling will be adjustable by means of a removable plate.



ELECTRICITY

- Residence with a high degree of electrification according to low voltage electrical regulations.
- Independent electrical circuits for lighting, power outlets, air conditioning and appliances, according to regulations.

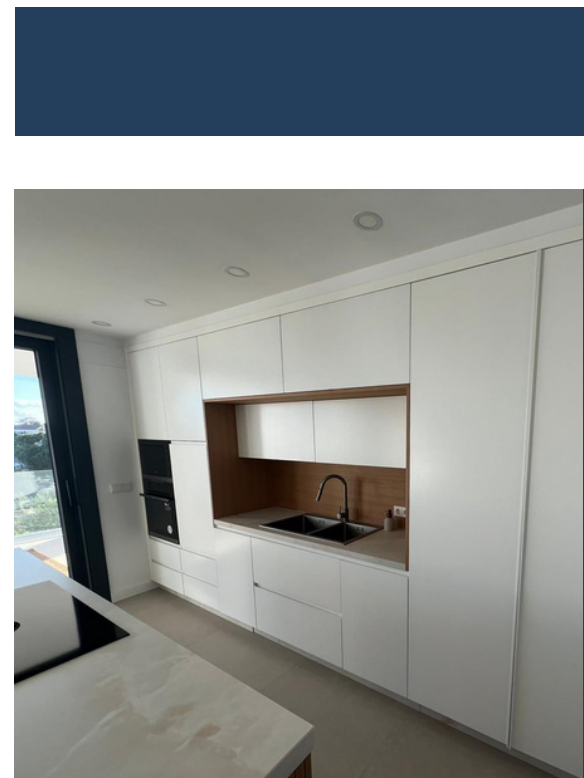


- **Light-coloured mechanisms of the first brand.**
- **Opening system via video intercom inside the residences.**
- **Pre-installation of electric vehicle charging points in all parking spaces.**
- **The specifications regarding common telecommunications infrastructure in buildings, as outlined in royal decree-law 1/1998 and royal decree 346/2011, will be met. Everything will be carried out in accordance with the specifications outlined in the ict project.**



■ FOUNTAIN, KITCHEN AND SANITARY FITTINGS

- **Indoor installation of cold and hot water in polybutylene pipe. There will be a main shut-off valve for the residence, as well as in the kitchen and bathrooms. Acs piping shall be thermally insulated.**
- **Production of domestic hot water through aeroterm, with an individual volume accumulation tank suitable for the number of users according to cte.**
- **Prefabricated shower floor with acrylic resin finish in main and secondary bathrooms.**



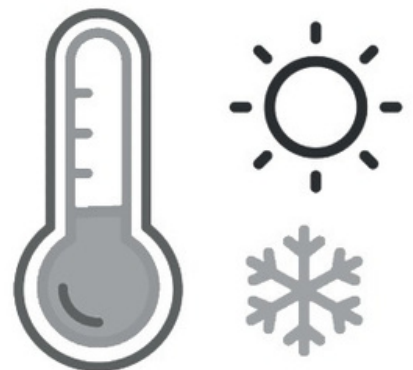


- In bathrooms, a cabinet with an integrated sink will be installed, along with white glazed porcelain fixtures and single-lever faucets from top brands.
- sanitation of the residence through a separate network for rainwater and wastewater. Pvc installation.
- The kitchens will have water outlets and drain for sink, washing machine, and dishwasher.
- The kitchens will have low and high furniture, and countertop with a sink and faucet.
- They will be equipped with hob, oven, fridge, microwave, dishwasher and extractor hood. The washing machine will be included if located in the kitchen front.



AIR-CONDITIONING

- Installation of low consumption inverter air conditioning with heat pump and fiberglass ducts including interior machinery located in secondary or main bathroom. Each residence will have an outdoor unit located in the roof floor.





ENERGY CONSERVATION

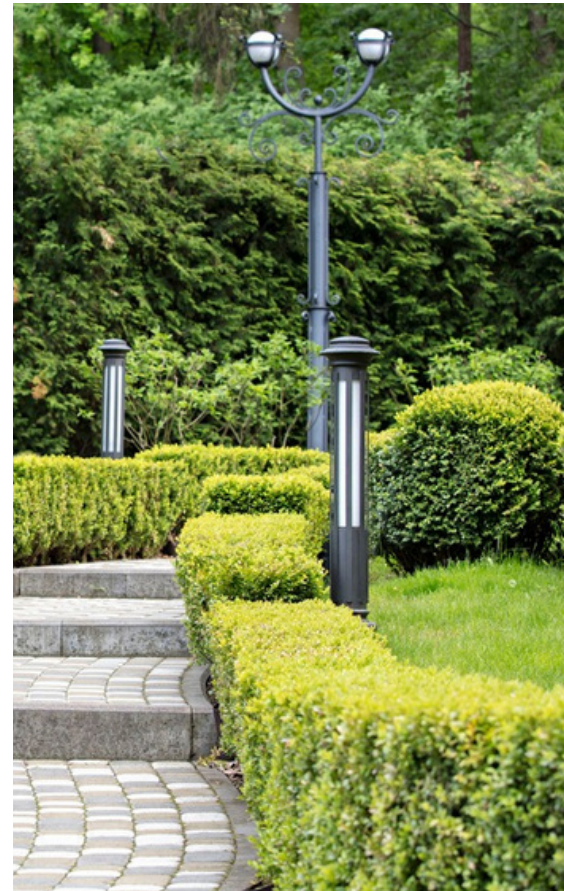
- Reduction of co2 emissions from the project, which has an efficient energy rating thanks to the production of domestic hot water through aerothermal energy, which takes advantage of the ambient heat as a source of renewable energy and a good thermal insulation of the building shell.
- Reduction of electricity consumption due to the incorporation of photovoltaic panels on the roof.
- Energy savings thanks to the installation of windows with low thermal transmittance, double glazing with air chamber and thermal bridge breakage. In turn, they incorporated a microventilation system that helps with greater thermal control.
- Mechanical ventilation system in residence, with extraction in humid areas, which guarantees a reduction in consumption.
- Led lighting in common areas.





ZONAS EXTERIORES

- Garden areas with access from the common communication cores. Decoration with planting of shrubs, pots and benches according to the criteria of the project management.
- Provision of exterior luminaires for circulation lighting according to low voltage electrical regulations. They will be low consumption and will have a time programmer.
- Decoration of portals with mirror combination of washable smooth paint, wood or stone elements that provide elegance and comfort according to the criteria of the project management.
- Exterior water points for irrigation and cleaning of common areas.
- Communication lifts from parking to deck, of dimensions suitable for people with reduced mobility and low electricity consumption. Capacity for 6 people and 450 kg of load.
- Garage with direct access from the outside via automated door, with car parks, storage rooms separated from the residence by an independent lobby in both portals.





IMPROVEMENTS

- Free upgrades choose from the proposed options of:
 - Solery color for the lobby, living room and rooms.
 - Color of bathroom tiles.
 - Color of kitchen furniture.
 - Change of shower plate to bathtub.
- Costly improvements:
 - Improved kitchen.
 - Improved kitchen with all appliances.





INFORMATION NOTE: ■

The materials expressed in this specifications are subject to change by the project management, as long as the quality of the same and in its opinion, are not undermined.

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All the construction solutions used will comply with the conditions of the applicable regulations, the technical code of the building and the technical specifications of the building project.

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