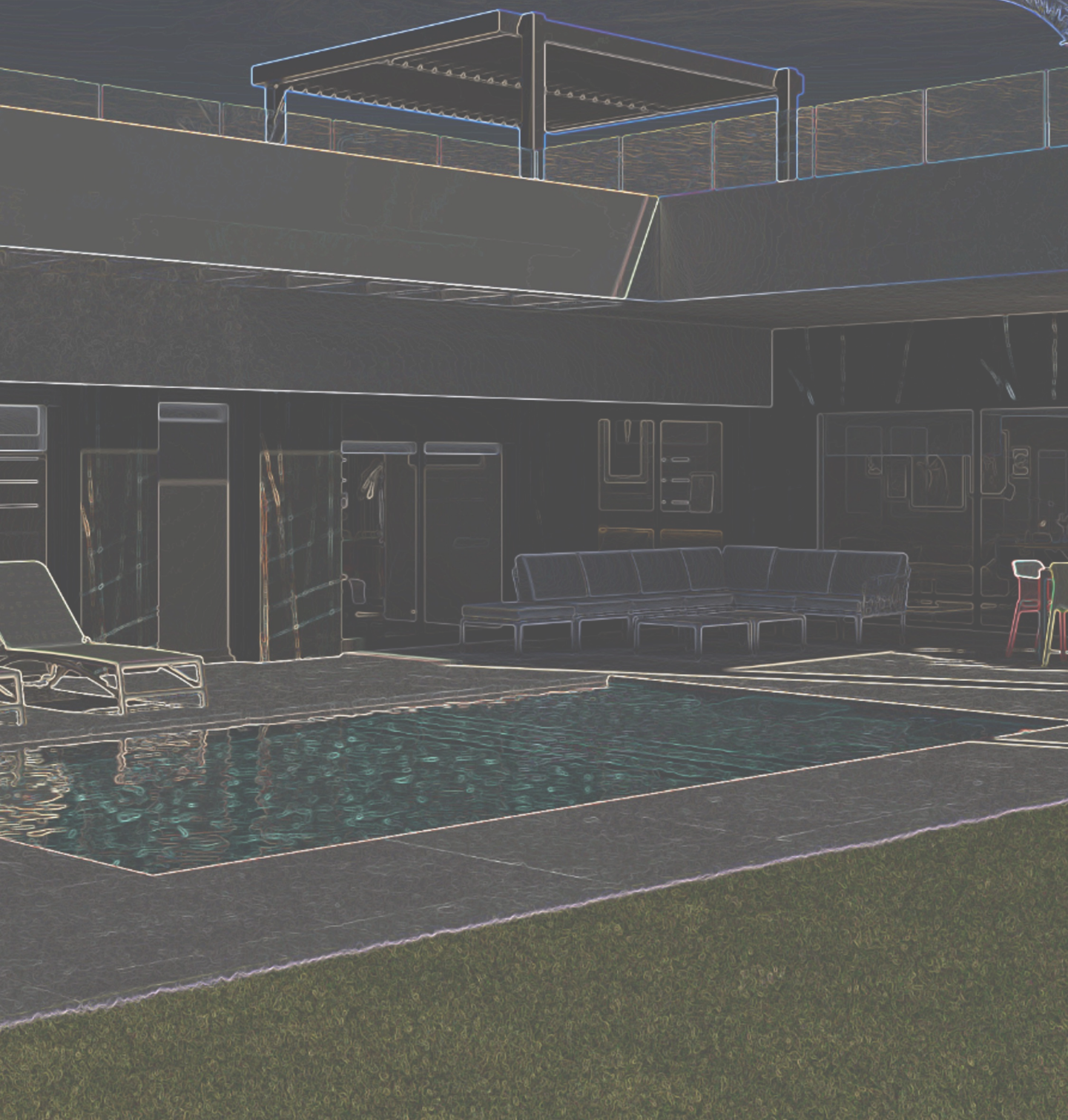


MEMORIA DE CALIDADES



The house will be made complying with all the existing normative on Basic rules about edification and special regulations.

- **FOUNDATION.**- Carried out using isolated slabs, tie beams and foundation walls.
- **STRUCTURE.**- Unidirectional wrought throughout the building.
- **EXTERNAL ENCLOSURES.**- Ceramic enclosures with thermo-acoustic insulation.
- **FAÇADE.**- Exterior treatment with single-layered white materials and ceramic cladding in black with marble tones.

PAVEMENT:

- **OUTDOOR AREAS:**
 - Non-slip ceramic stoneware flooring, top quality model Uniq Grey 100x100.
- **HOUSING DEPENDENCIES:**
 - Excellent ceramic stoneware flooring in all rooms model Onix Cream 120x80. Diferents models to choose.
 - Integrated Plinth on the Wall in whole apartment. Same model that election for the floor.

TILING:

- Tiling with first quality ceramic tile in bathrooms model Onix Cream 120x80. Differents models to choose.

FALSE CEILINGS:

- False plasterboard ceilings to be painted in bathrooms and in any room that the construction management deems appropriate due to the forced circumstances of the facilities.

EXTERIOR CARPENTRY:

- Sliding windows in high quality aluminium coloured Matt Black R9111 with thermal bridge breakage.
- The big sliding door of the living room once opened will be hidden inside of the wall to have a communal space between terrace and living room .
- Motorized aluminium blinds of the same colour, MONOBLOC type.
- Double low-emissivity glazed "Climalit" glassware with argon gas chamber.
- Sliding glassware for the living room with safety glass on both sides of double glazing and argon gas chamber.
- External access doors to the house (pedestrian and parking) in black aluminium R9111. The parking gate will be motorized.

INTERIOR CARPENTRY:

- R9111 black armoured entrance door with three security points, with knob and peephole.
- Interior doors in smooth white lacquered wood with 7cm flashing. Same quality internal sentences in bathrooms and toilets.

FURNITURE:

- Built-in wardrobes in bedrooms with high wood quality finishes, with a glass and wood door, LED lights, chest of drawers, mezzanine and hanging rail. Different colours to choose
- Decorative Wood panel with LED Lights behind the bed in Master bedroom. Different colours to choose.
- Open dressing room in Master bedroom with chest of drawers, hanging rail, shelves, LED lights.
- Built-in furniture in the entrance of the house with a foyer and decorative wood panel in the living room. Includes foyer and shelf under the television. Colors to choose

KITCHEN:

- Top quality kitchen furniture with high and low cabinets breakfast area and island with sink and integrated ceramic hob.
- Phenolic bar top.
- Appliances included in the property. (Oven, combined fridge, microwave, induction hob with integrated extractor, dishwasher and washing machine)

BATHROOMS:

- Hot and cold water installation according to NT-BE-IFC Standards with PPR pipes. Hot water lined up to prevent heat loss.
- Premium taps with single control and built-in ceiling shower.
- Installation of mechanical ventilation.
- Suspended toilets were in white vitrified porcelain.
- Shower tray integrated with the same floor as the house.
- Shower screens and bathroom furnitures.
- LED backlit mirrors

SOLARIUM:

- Terrace formed by concrete slopes, waterproofing insulation, and ceramic pavement model Uniq Grey 100x100
- Water and Light point.
- Outdoor summer kitchen.
- Bioclimatic pergola
- 4 Integrated on wall lights

ELECTRICAL INSTALLATION AND TELEPHONE:

- Electrical installation carried out in accordance with the new Regulation for Low Voltage.
- Installation according to telecommunications regulations.
- Switches and sockets model Niessen Zenith. White colour. Graphit grey also possible to install.
- Telephone and TV socket in every room.
- Video intercom installation
- LED Lighting package in all property.
- LED Lighting on the façade.
- LED lighting around all plot.

PAINTINGS:

- Smooth plastic paint for the interiors.

OTHERS:

- Installation of a mailbox in the entrance area of the house.
- Pre-installation of Air Conditioning through ducts. Ready to assemble machine.
- Aerothermal water heater.

GARDEN AREA

- Pool Size 7x4
 - Garden areas are decorated with artificial grass, white stones and palm tree.
 - Parking area on a plot under a decorative pergola.
 - Enclosure of the plot with a white block wall and a decorative fence on the upper part. Pedestrian entrance to the house with decorative cover.
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