



— SPECIFICATIONS —





Foundations and **structure**

Foundations laid with reinforced concrete designed in accordance with the conclusions of the Geotechnical Study, with a reinforced concrete perimeter wall in underground areas, with exterior waterproofing with perimeter drainage.

Structure built with slab or waffle slab with reinforced concrete pillars.

All this, in compliance with the provisions of current regulations and the Technical Building Code.



Roof

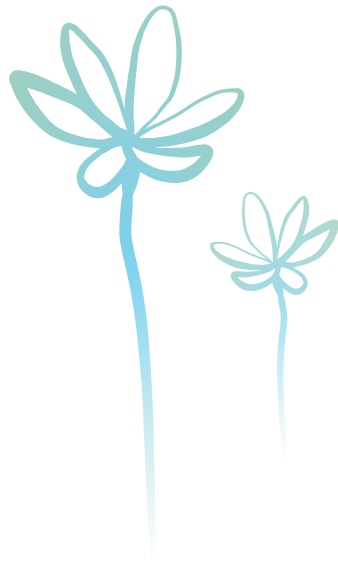
Roofs with a high level of thermal insulation and guaranteed watertightness composed of: a two-layer waterproofing membrane, thermal insulation, geotextile protective sheet and finished with porcelain material in walkable areas and pebble gravel in non-walkable areas.

Façade

The exterior façade conforms to all the necessary standards to optimise thermal and acoustic insulation, made with perforated outer bricks, air chamber, thermal and acoustic insulation, and interior brick wall finished with exposed plaster or drywall with gypsum plasterboard.

The exterior is rendered with exposed cement mortar, combined with paint and decorative pergolas according to design and type.





Partition walls and **insulation**

Party walls between dwellings made with double brickwork finished with exposed plaster or plasterboard drywall, and acoustic insulation, sealing salient points with anti-vibration strips.

Interior dividing walls of double hollow brick finished with exposed plaster or drywall with double plasterboard panels and interior insulation for greater comfort.



Exterior carpentry

Premium exterior carpentry of lacquered aluminium or PVC (colour to be determined by the Project Management), to contrast with the façade, with thermal break and with micro-ventilation system, combined with different types of opening according to design and type.

All windows and doors are double-glazed with Climalit-type air chamber to improve the thermal efficiency of the home.

Aluminium slat blinds or roller blinds in bedrooms in a colour to be determined by the Project Management in contrast with the façade.

Interior carpentry

Entrance door to the dwelling with security lock, with modern design and in a colour to be determined by the Project Management.

The interior doors are wooden, with a modern design and lacquered in a colour to be determined by the Project Management, including perimeter rubber weather-stripping for protection, with micro-ventilation system.

Built-in wardrobes with the same design and finish as the interior doors and with textile-finish lined interiors, luggage compartment, metal hanging bar and a 60 cm drawer unit per wardrobe with textile finish.

The open dressers in the master bedroom will be delivered fully lined, with luggage compartment, metal hanging bar and a 60cm drawer unit with a textile finish.

Flooring

Laminate flooring in the sitting-room, kitchen, bedrooms, hall and corridors, laid on shock-absorbing sheet. Choice of two finish options.

Flooring in bathrooms and laundry rooms, according to type of dwelling, with porcelain material.

Flooring on terraces with non-slip porcelain material.

Reinforced concrete paving with polished finish in parking area and ventilated lobby.



Interior cladding

Vertical walls in bathrooms will combine porcelain material (wet walls) with painted walls, according to project design.

False ceilings of plaster panels in bathrooms, kitchen and in the areas where it is necessary to hide the installations of the dwellings. Finished with smooth plastic paint.

Rest of the walls of the house finished with smooth plastic paint in a colour to be determined by the Project Management.

Sanitary fittings and plumbing

White vitrified porcelain sanitary fittings and resin shower trays.

Bathroom furniture with drawers and built-in double washbasin in the main bathroom and single washbasins in the rest of the bathrooms.

Chrome mixer taps.

Sliding transparent glass screens for showers and bathtubs with anti-limescale surface treatment.

Sanitary water supply in accordance with current regulations and standards, with a general stopcock and a separate stopcock for each wet room.

The pipes will be made of plastic material, taking advantage of its resistance to any type of water, its low roughness and its lower thermal conductivity compared to metals such as copper.

Communal domestic hot water production by means of a system of solar panels and an aerothermal heat pump installed on the common roof and an individual inter-accumulator per dwelling.

Electricity

Electrical installation in compliance with Low Voltage Electrotechnical Regulations.

High level of electrification with provision of electrical and telecommunications sockets.

Top-quality equipment.

Built-in LED spotlights in the kitchen, bathrooms and corridors.

Installation of video intercom with camera at the entrance to the building and monitor in each of the homes.





Special installations

Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation adapted to Fibre Optic and Coaxial Cable to make all digital options available to the dwellings.

Ventilation in dwellings compliant with the CTE (Technical Building Code), micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.

Air conditioning installation for air-to-air system with Climaver-type fibre ducts or similar, hidden behind false ceilings, and white lacquered supply and return grilles with digital thermostat.

ITALIAN STYLE kitchens fully fitted with large capacity high and low units and porcelain or similar worktop and facing, with extraordinary technical and performance features that make it very safe, hygienic, easy to clean and maintain and highly resistant to scratches, impacts and abrasion. In addition, it is a sustainable and environmentally friendly material. Including the following appliances: extractor hood, ceramic hob, oven, microwave, washing machine, integrated dishwasher and integrated refrigerator.



Common areas

Access gates to the development according to architectural design.

Automatic gate for vehicle access to buildings, with remote controls for opening.

External lifts for communication between different levels of communal areas.

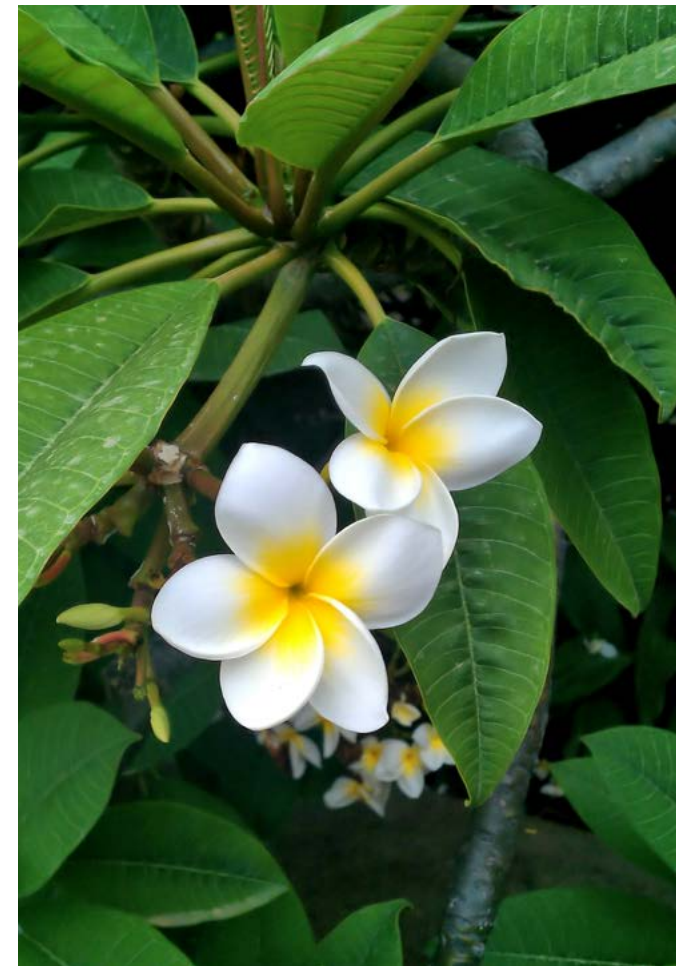
Fire detection system in underground garages consisting of sensors and sirens.

Underground garages with mechanical ventilation, fire and CO2 detectors connected to the alarm panel.

Stamped concrete flooring in underground parking area.

Communal gardens with a tropical design and automatic irrigation.

Bollard lighting of outside paths to avoid light pollution.





Pre-installed charging points for electric vehicles in parking space for future installation of vehicle recharging, whose power load will be 7.4KW depending on the power contracted by the home, in accordance with current regulations.

APP Life Style application where you can manage communications, notices, incidents, access authorisation, key custody, concierge service*, etc.





Communal **leisure** areas:

Large communal swimming pools, children's and leisure pools, with a solarium area and stunning sea views.

Gym in an enclosed and covered area, fully equipped with multidisciplinary equipment with panoramic views of the swimming pool.

Golf simulator.

Chill-out space.

Barbecue area.

Gourmet room.



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