

/ FOUNDATION AND STRUCTURE

- Foundation laid using isolated footing and/or a continuous slab of reinforced concrete.
- Reinforced concrete structure.

/ FAÇADES AND ROOF

- The façade is designed with an enclosure, following current building regulations, CTE DB-HE "Energy Saving" and DB-HR "Acoustic Protection."
- Externally, the enclosure is projected with a single-layer mortar coating or a similar rendering system.
- The walkable terraces of the homes are designed to ensure waterproofing through waterproofing methods.
- The ceilings of the covered terraces are finished with a single-layer mortar coating or a similar rendering system that reflects the façade finish.

/ MASONRY AND COATINGS

- Interior division of the units is done with plasterboard partitions and acoustic insulation or through the use of Panel System.
- Division between homes made with perforated solid brick.
- False ceilings made of plaster and/or plasterboard used in ceilings of hallways, bathrooms, and necessary areas, intended to conceal the various installations of the home (air conditioning, ventilation, lighting, etc.).
- Smooth latex paint on vertical and horizontal surfaces throughout the home.

/ FLOORING AND TILING

- Interior flooring of high quality porcelain stoneware or laminated flooring.
- High quality porcelain stoneware flooring and tiling in bathrooms.
- Flooring of walkable terraces with high quality non-slip porcelain stoneware.

/ TOILETS AND FITTINGS

- Single-lever faucets from **Grohe** or similar brands.
- Vitrified porcelain toilets from **Grohe** or similar brands.

/ MASTER BATHROOM

- Single-basin ceramic sink. Integrated sink cabinet.
- Shower tray made of ceramic or similar finish.
- Shower screen.
- Toilet by **Grohe** or similar brands.
- Single-lever faucet from **Grohe** or similar brands.

/ SECONDARY BATHROOMS

- Single-basin ceramic sink.
- Shower tray made of ceramic or similar finish.
- Toilet by **Grohe** or similar brands.
- Single-lever faucet from **Grohe** or similar brands.

/ KITCHEN

- Fully equipped and furnished kitchen, with upper and lower cabinets. High-quality finishes such as built-in appliances and lined interiors.
- Countertop from top brands made of synthetic resin, porcelain, or similar materials.
- Possibility of individual customisation of kitchen cabinets, option to include panel-ready appliances for a seamless look with the cabinetry and countertop finishes from a defined catalog.
- Appliances from **Balay** or similar brands, including refrigerator, microwave, oven, induction hob, sink, dishwasher and washing machine (two-year warranty).

/ INTERIOR CARPENTRY

- Reinforced entrance door with a security lock.
- Interior doors of the home in white lacquered wood with a smooth finish. Includes perimetric draft excluders for acoustic and thermal protection.
- High-quality modular wardrobes. Hinged and sliding doors available, with "soft-close" hinges, finishes including interior hanging bar, drawers, and shelves.
- Option to customise the finishes of the wardrobes in various models.

/ EXTERIOR FEATURES

- Tall exterior sliding doors on the terrace, made of lacquered aluminum with thermal break, from **QSystem** or similar brands.

/ EXTERIOR FEATURES

- Other exterior elements, depending on the room, made of lacquered aluminum with thermal break, from QSystem or similar brands. Available in hinged and sliding doors.
- Bedrooms with aluminium blinds or roller blinds according to orientation.

/ PLUMBING AND SANITATION INSTALLATIONS

- Horizontal and vertical sanitation network made with PVC piping.
- All hot and cold water installations in the home will be done with cross-linked polyethylene (PEX) pipes or similar materials.

/ CLIMATE CONTROL AND DOMESTIC HOT WATER (DHW)

- DHW (Domestic Hot Water) production through an aerothermal system.
- Air-conditioning.
- Fully insulated ducts.

/ ELECTRICAL INSTALLATIONS AND TELECOMMUNICATIONS

- Sizing of the internal network according to specifications.
- Common Telecommunications Infrastructure (CTI) is used for the acquisition and distribution of radio and television signals, including pre-installation for digital platforms. There are RTV and TLCA outlets (for cable television) in the living room, bedrooms and terrace.

/ ELECTRICAL INSTALLATIONS AND TELECOMMUNICATIONS

- Basic telephone network and Integrated Services Digital Network (ISDN) with outlets in the living/dining room and bedrooms.

/ PARKING AND STORAGE

- Parking spaces and a storage room for each unit.
- Pre-installation for electric vehicle charging stations in accordance with R.D. 1053/2014.

/ AMENITIES & COMMUNAL AREAS

Residential area enclosed with a perimeter fence. The private development includes facilities such as:

- Community pool with a sunbathing area, Balinese beds, and beach club.
- Barbecue area.
- Hammam and Sauna.
- Gym.
- Spacious multipurpose room.
- Garden areas with drought-resistant plant species.
- Pedestrian access pathways equipped with outdoor lighting with energy-efficient fixtures.
- Surveillance system with cameras at all entrances to the property.
- Elevators with state-of-the-art technology and safety features from **ThyssenKrupp** or similar brands, with automatic doors and high-end finishes.
- Motorised garage entrance door, operated via remote control and key. Master keys for the garage and common area doors.

/ WARRANTY

The building has a 10-year warranty on material damage caused by defects that affect structural safety. This responsibility is covered by the corresponding insurance.

/ WE COMPLY WITH

- Units built under the regulations of the Building Technical Code (BTC) according to European standards.
- EHE-08. Structural Concrete Instruction following R.D. 1247/2008 and NCSE-02 seismic-resistant construction regulations, following R.D. 997/2002.
- Electrical low voltage regulation, following R.D. 842/2002.
- Common Telecommunications Infrastructures, following R.D. Law 1/1998.
- Thermal Installations Regulation in the buildings and their complementary technical instructions. R.D. 1027/2007.
- Accessibility: Technical Standards for Accessibility and Elimination of Architectural, Urbanistic and Transportation Barriers in Andalucía, Decree 293/2009.
- Regulation for the Promotion of Renewable Energies, Saving, and Energy Efficiency in Andalucía. Decree 169/2011.

// IMPORTANT NOTE

All finishes or elements described may be modified or replaced by elements of equal or superior quality due to technical decisions, changes in manufacturer models, technical criteria or changes in applicable regulations.