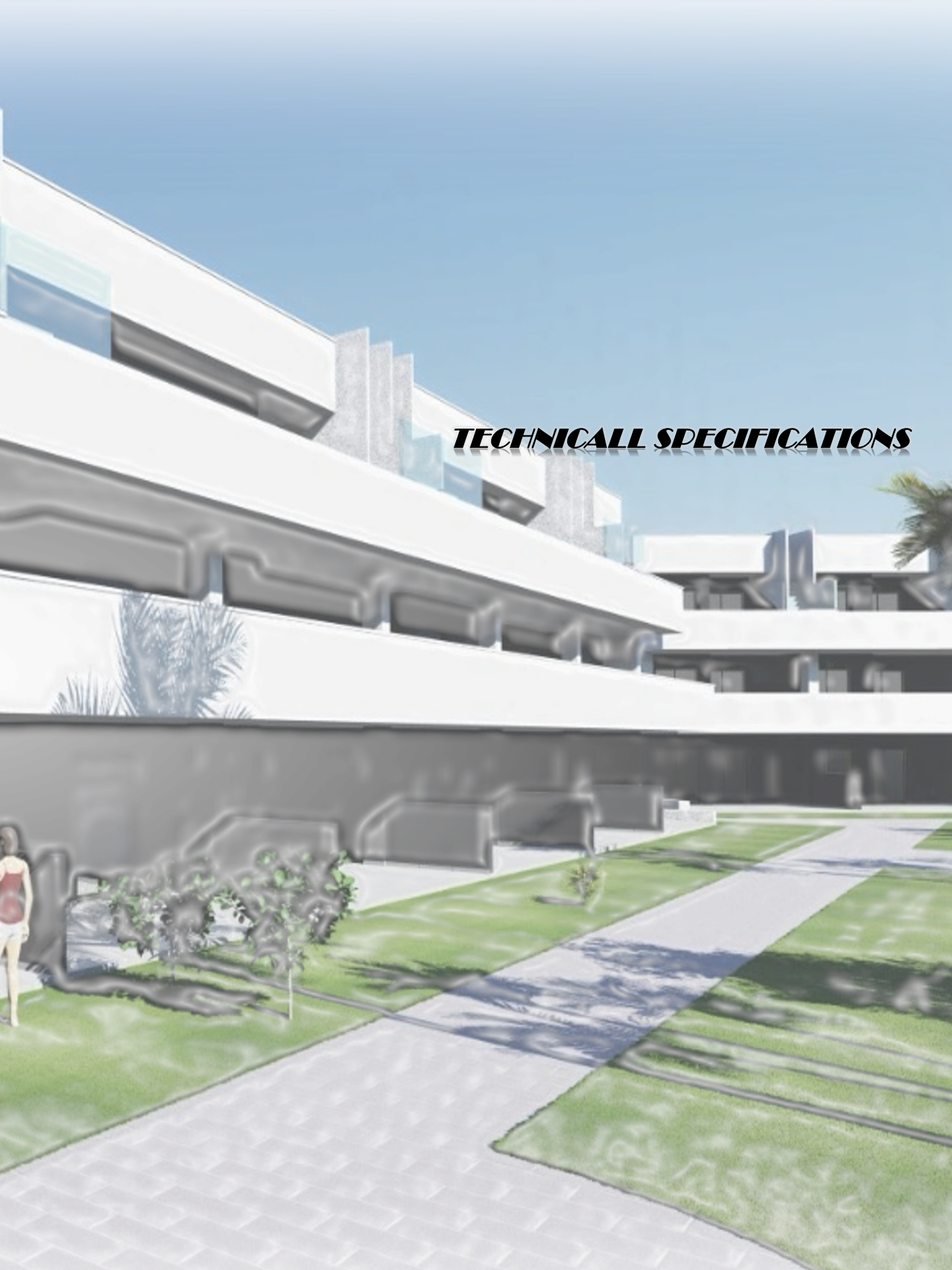


An architectural rendering of a modern building with a courtyard. The building features a long, white, cantilevered upper floor supported by a series of dark, rectangular columns. The ground floor is a dark, solid wall. The courtyard in the foreground has a paved walkway made of light-colored rectangular stones, interspersed with green lawn areas. A small, dark, sculptural structure is visible on the left side of the courtyard. A person in a red top and yellow shorts is standing on the left. The sky is a clear, light blue.

TECHNICALL SPECIFICATIONS

The building will be executed in compliance with all existing regulations on Basic Building Standards and special regulations.

- **FOUNDATION:** It will be carried out using slab, tie beams, and foundation walls.
- **STRUCTURE:** Unidirectional slabs throughout the building.
- **EXTERIOR ENCLOSURES:** Ceramic enclosures with thermal-acoustic insulation.
- **FACADES:** Exterior treatment with single-layer materials and Alucobond in a colour to be determined by the project management.

BASEMENT FLOOR:

- Basement floor for garages with trowelled pavement.
- Direct access from residences and common area to garage.
- Storage room and garage included in the property.

COMMON AREA:

- **LEISURE AREA:**
 - The community floor will be equipped with a green area consisting of a large pool with a children's area, an adults' area, a shower, as well as a pétanque area, large play areas for children, an outdoor gym, and mini-golf.
 - Meeting room
- **PROPERTY ACCESS:**
 - In the entrance to the property, the pavement will be non-slip terrazzo.
 - Gated community.

PAVEMENT:

- **INTERIOR STAIRS:**
 - Non-slip ceramic tile flooring, first quality.
- **EXTERIOR STAIRS AND TERRACES:**
 - Non-slip ceramic tile flooring, first quality.
- **HOUSING DEPENDENCIES:**
 - First quality ceramic tile flooring in all rooms.

TILING:

- Tiling with first quality ceramic tiles

FALSE CEILINGS:

- False ceilings of plasterboard to be painted in bathrooms and in any room that the project management deems appropriate due to the necessary circumstances of the installations.

EXTERIOR CARPENTRY:

- Sliding windows in high-quality matte black aluminium R9111 with thermal break.
- Motorized aluminium shutters in the same colour, MONOBLOC type.
- Low-emissivity double glazing with argon gas chamber.

INTERIOR CARPENTRY:

- Entrance door to the residence in matte black aluminum R9111 with three security points, with knob and peephole.
- Interior passage doors in smooth wood lacquered in white with 7cm architraves.
- Built-in wardrobes in bedrooms finished in wood, with LED lights, top shelf, hanging bar, and drawers.

FURNITURE:

- Residence fully furnished with first-quality furniture.
- White goods included.
- Bed linen included.

KITCHEN:

- High-quality kitchen furniture with upper and lower cabinets.
- Integrated extractor hood.
- Porcelain countertop, Coverlam brand, Paladio model.
- Stainless steel sink.
- Kitchenware Pack included on price.

BATHROOMS:

- Cold and hot water installation according to NT-BE-IFC Standards with PPR conduits. Hot water conduits covered to prevent heat loss.
- Premium taps with single control and built- in ceiling shower.
- Mechanical ventilation installation.
- Sanitary ware in vitrified porcelain, white colour, with W.C. lid of the same colour.
- Shower tray integrated with the same floor as the property.
- Shower screens and bathroom furniture.

SOLARIUM:

- Terrace formed by concrete slopes, waterproof insulation, and ceramic pavement.
- Water and light outlet.

PAINT:

- Smooth White Paint.

ELECTRICAL INSTALLATION:

- Electrical installation carried out in accordance with the new Low Voltage Regulation.
- Installation according to telecommunications regulations. Telephone and TV sockets in all rooms.
- Lighting package throughout the property.
- Fire detector and emergency light
- Video intercom installation.

OTHERS:

- Mailbox installation in common areas, in accordance with the standards of the General Directorate of Post for the installation of domiciled lockers.
- Collective TV antenna installation according to telecommunications regulations.
- Installation for sanitary hot water according to regulations.
- Community covered spa.
- Air conditioning through ducts. Machine included.
- Electric water heater.