

Quality Specifications



BUILDING SPECIFICATIONS

FOUNDATION: Reinforced concrete footings and beams.

STRUCTURE: Unidirectional system composed of reinforced concrete pillars, flat beams, and joists.

ROOF: Flat, accessible, and walkable solarium-style roof, finished with high-quality outdoor ceramic paving, waterproofing, and thermal insulation.



PROPERTY SPECIFICATIONS



MASONRY

- ✓ Façade made of double brick walls with an interior cavity filled with insulation panels, according to current regulations.
- ✓ Interior partition walls in double hollow brick.
- ✓ Separation between dwellings: hollow perforated brick with acoustic insulation such as DANOFOFON or similar, according to regulations, including pillar cladding and hollow brick wall partitions between other rooms



THERMAL INSULATION

- ✓ Insulation between ground and property through a ventilated air chamber, according to regulations.

ACOUSTIC INSULATION – IMPACTODAM

- ✓ Floor insulation on upper levels with IMPACTODAM acoustic membrane, according to regulations.



FINISHES

Façade: Scraped-finish one-coat mortar in white and grey tones.

Interior:

- ✓ Smooth paint on walls and ceilings, washable, breathable, and anti-mould.
- ✓ False plaster ceilings in bathrooms and kitchen.

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- All homes include a Ten-Year Building Insurance Policy in compliance with Law 38/99 of November 5th, regarding Building Regulation (LOE).
- Materials listed may be substituted, at the discretion of the technical team, for others of equal or higher quality

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FLOORING AND TILING

Exterior: Porcelain tiles on terraces and common areas.

Interior:

- ✓ High-quality large-format porcelain floor tiles with skirting boards throughout the home.
- ✓ High-quality wall tiling in shower areas of bathrooms.



CARPENTRY AND GLAZING

Exterior:

- ✓ Double-glazed windows with air chamber (CLIMALIT type – 6+6+4).
- ✓ Sliding doors in the living room.
- ✓ Mixed balcony railings made of metal guides, safety glass, and ceramic blocks with façade coating.
- ✓ Shutters on all windows and balcony doors (except bathrooms and kitchen).
- ✓ Bathroom and kitchen windows are casement or tilt-and-turn without shutters (depending on dwelling type).

Interior:

- ✓ Reinforced front security door, white lacquered with moulding and panoramic peephole.
- ✓ Interior doors are smooth lacquered with black handles and bathroom privacy locks.



INSTALLATIONS

Plumbing and Sanitaryware:

- ✓ Interior plumbing with multilayer thermoplastic pipe or other certified material, with umbrella system from the ceiling.
- ✓ High-quality single-lever taps and sanitaryware.
- ✓ Bathroom sinks with furniture.
- ✓ Toilets included.
- ✓ Nuos Split Inverter system for domestic hot water (150 litres).
- ✓ Pre-installation for split air conditioning units in bedrooms and living/dining room.

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ELECTRICITY

- ✓ Interior electrical installation with BTICINO-type fittings or similar.
- ✓ TV sockets in the living room and all bedrooms.
- ✓ Telephone sockets in the living room and all bedrooms.
- ✓ Extractor fans in bathrooms (excluding bathrooms with windows or corner dwellings)

☐ **KITCHEN**

- ✓ Fully furnished with upper and lower cabinets, single-bowl countertop sink, and countertop.
- ✓ White induction cooktop and integrated extractor hood.

☐ **SOLARIUM (UPPER FLOOR HOMES)**

- ✓ TV socket and power outlet.
- ✓ Water tap.

☐ **GARDENS (GROUND FLOOR HOMES)**

- ✓ Perimeter wall with one-coat mortar finish and decorative roller finish.
- ✓ Water taps in front and back gardens; power outlet in the front garden.

☐ **GARDENS**

- ✓ Plot enclosed with a perimeter wall finished in one-coat mortar and glass, including pedestrian entrance gate.

☐ **DEVELOPMENT AND COMMON AREAS**

- ✓ Two large communal areas totaling 2,745 m².
- ✓ Pedestrian and other accesses with printed concrete and artificial grass areas.
- ✓ Telecommunications facility enclosure (R.I.T.U.) with community antennas for TV, telephone, internet, etc

☐ **SWIMMING POOL**

- ✓ Two swimming pools, each with 120 m² of water surface. Landscaped areas. Community pools for adults and children.

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