

# Building Specifications

## **FACADES AND ROOF**

- Exterior facade with continuous facing. Interior spaces feature drywall backed with thermal and acoustic insulation.
- Non-trafficable inverted roof system.

## **INTERIOR WALLS**

- Interior partition walls: freestanding drywall made from laminated plasterboard with thermal and acoustic insulation.
- Walls between homes: solid perforated brick, faced on both sides with laminated plasterboard with thermal and acoustic insulation.

## **EXTERIOR FEATURES**

- Painted aluminium profiles, thermal break, colour to be determined and with different opening systems depending on the location.
- Double glazing with thermo-acoustic insulation, air gap and low thermal emissivity layer.
- Aluminium roller shutters with injected insulation in bedrooms, living room and kitchen, in a similar colour to the exterior finish.

## **INTERIOR FEATURES**

- Secure main entry door (reenforced) with peephole, made of solid wood with exterior facing in oak laminate and interior facing painted white to match the interior finish.
- Interior doors made of solid MDF wood, white painted finish with stainless steel hardware. Most are swinging doors, except in cases when the use of sliding doors is recommended to improve access to certain spaces.
- Built-in wardrobe with luggage shelf and clothes rail. Wardrobe interiors are finished with paint and the doors are painted white to match the other interior finishes and are either swinging or sliding, depending on the room.

## **FLOORING**

- Home interior: TECHSTEP technical flooring from GRATO (or equivalent) 4.5 mm thick with a 70% limestone/30% dampproof polymer core, or large-format porcelain stoneware, to be determined, in a grey wood-effect and finished with a skirting board painted white to match the other interior finishes.
- Terraces: slip-resistant porcelain stoneware tiles.
- Building entries and common areas: porcelain stoneware tiles.

## **FACINGS**

- Kitchen: 12-mm porcelain facing between upper and lower cupboards matching the worktop. Other facings finished in emulsion paint for damp environments.
- Primary and secondary baths: porcelain stoneware facing in the shower tray area; other facings finished in emulsion paint, as specified in the project.
- Other rooms: vertical and horizontal facings finished in white emulsion paint.

## **SUSPENDED CEILINGS**

- Kitchens and baths: suspended laminated plasterboard ceiling finished in damp-resistant emulsion paint.
- Secondary bath: suspended tile ceiling for access to the interior climate control system.

## **KITCHEN**

Large-capacity upper and lower cupboards, including the following appliances and fittings:

- Induction hob.
- Pull-out extractor hood.
- Stainless steel oven.
- Microwave with grill function.
- Built-in washer/dryer.
- Built-in fridge/freezer combo.
- Built-in dishwasher.
- LED worktop lighting under upper cupboards.
- Stainless steel sink and mixer tap with swivel function and pull-out spout.
- Porcelain worktop and facings resistant to high temperatures and stains.

## **ELECTRICS AND TELECOMMUNICATIONS**

- Living room, kitchen and bedrooms with broadband data, phone and TV/FM connections.
- Terrace with TV connection.
- LED lighting in kitchen, baths and terrace.
- Preinstallation of motor system for automated shutters in bedrooms and living room.
- Video doorbell system.

## **PLUMBING**

- Common water shut-off valve and independent shut-off valves in the kitchen and each bath.
- Aerothermal hot water system.
- Fixtures are connected to sound-dampened PVC wastewater pipes next to the home, with water connections for each fixture in baths, kitchen (sink and dishwasher) and laundry/closet (washer/dryer).

## **BATH FIXTURES**

- Glazed porcelain low-level toilet with dual-flush function.
- Vanity with built-in basin and two drawers, dimensions as specified in the project, including a wall-mounted mirror and mixer tap.
- Large-format shower trays in primary and secondary baths.
- Thermostatic shower set in the primary bath and mixer set in the secondary bath.

## **CLIMATE CONTROL**

- Direct expansion heat pump system for heating and cooling, with air ducts concealed in the ceiling.
- Programmable thermostat for temperature control.

### **AIR DISTRIBUTION SYSTEM**

- Self-regulating, low-profile, low-noise mechanical system.

### **COMMUNAL BUILDING INSTALLATIONS**

- Photovoltaic installation for use in building common areas.
- Energy-efficient lift with digital control panel.
- Common aerial for TV reception.

### **GARAGE AND COMMON AREAS**

- Basement level, car park area, storage units and building equipment rooms located underground.
- Automatic vehicle access doors and garage doors with anti-crush safety system and remote control.
- Preinstallation for electric vehicle charging point in the ceiling conduit network in the car park level.
- Communal pool and toilet facilities.
- Green areas with pedestrian walkways and planted community gardens, as specified in the project.
- Street furniture, as specified in the project.
- Interior mailbox and exterior video doorbell system.
- Gated internal community areas.

### **ENERGY CERTIFICATION**

- "A" Energy Certification according to RD 235/2013.

### **HOME PERSONALISATION (\*)**

Options available at extra cost:

- Shower screen in primary and secondary baths.
- Substitution of shower tray for bathtub.
- Motorised shutters.
- Drawers in wardrobes.
- Choice of various appliance ranges, both visible and built-in.
- Installation of electric vehicle charging point (3.7–7.4 kW) with dynamic control.

Options available at no cost:

- Choice of wood-inspired flooring in oak colour.
- Choice of one of three proposed interior paint colours for all painted wall surfaces.
- Personalisation of furniture and kitchen worktop colours from proposed ranges.
- Choice of door handles in black.
- Choice of Franke (or equivalent) kitchen tap in black.

(\*) The ability to request personalisation options is contingent on the extent to which the building work has progressed, and at the Developer's discretion.