



QUALITY
SPECIFICATIONS



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CONSTRUCTION

FOUNDATIONS

·According to CTE and EHE. The excavations, foundations and basement walls will be carried out in accordance with the recommendations of the Geotechnical Study and the specifications of the Execution Project. Using reinforced concrete with adequate resistance and characteristics according to EHE, cements suitable for the aggressiveness of the terrain and steel according to calculation, complying at all times with current regulations and the CTE-SE and SE-AE regarding Structural Safety and Actions of the Edification.

STRUCTURES

·Reinforced concrete structure in accordance with the Spanish construction regulations CTE.

FAÇADES

·External enclosure formed by perforated brick, air chamber with internal insulation with rock wool, and lined with laminated plaster, on a galvanized steel structure, inside the houses, in compliance with the Technical Building and acoustic Code DB-HE (Energy Saving) DB-HR (Protection against noise) and DB-HS (Healthiness).

ROOFING, INSULATION AND WATERPROOFING

·Tra cable roofs with non-slip porcelanic stoneware floor, where required, and gravel in the rest.
·Exteriors rendering of cement mortar.



INTERIORS

PAINTING

·Exterior acrylic paint on the façade, White color. ·**OPTIONAL** in interior painting: 3 colors to be chosen by the client, always within the deadline.

INTERIORS WALLS

·Separation between rooms composed of plasterboard on a galvanized steel structure, with rock wool insulation.

CEILINGS

·False ceiling in the entire house.

· Terraces made of PVC slats on wood (sticks). ·Footlights in kitchen ceiling and recessed ceilings in bedrooms and living room.

FLOORS AND WALLS TILES

Inside and outside, large-formatrectified porcelain stoneware in the same colour. ·The entire house: Large-format porcelain stoneware flooring. ·Terraces with the same pavement as the house. (porcelain stoneware with skirting board of the same material). Classification C3 (Slip resistance) according to CTE.

·Wall Tiling: large format from floor to ceiling in humid areas. The rest of the bathroom walls will be treated with anti-mold plastic paint in the same color as the rest of the house.

ALUMINIUM CARPENTRY (EXT)

·Lacquered aluminum carpentry in a color to be defined by the DF, with thermal break and thermo-acoustic double glazing, with motorized blinds in bedrooms. ·On the main façade: carpentry with safety glass embedded in the floor with sliding doors to access the terraces in the living room. ·The rest of the windows will be sliding, except in the stairwell, which will be fixed. ·Glass railings.

WOOD CARPENTRY (INT)

·Pivoting armored entrance door to the villa with security lock and trained key. ·Interior doors with chrome or matt fittings.

· Modular cabinets. Melamine lined. Including drawers and hanging bar.



INSTALLATIONS

PLUMBING

- Cut-o keys (AF/AC) at the entrance of the house and in each wet core.
- Installation of common water decalcification system for the urbanization.
- Automatic water cut-o system due to flood warning (sensor).

ELECTRICITY

· Complete basic installation of electricity with top brand switches and socket outlets, and main and secondary distribution panels, in compliance with the REBT.

· Color video intercom installation. Including direct communication with the entrance gate.

· TV and data connection points in all the main rooms.

- Pre-installation for motorized blinds in main rooms.

- Integrated USB plugs in the master bedroom and kitchen.

LIGHTNING

- LED lighting in housing according to Project.
- Light regulator in all bedrooms. Dimmer system.
- Outdoor luminaires in common areas, terraces with spot lighting.

TELECOMMUNICATIONS

- TV, telephone and Internet sockets in living room, kitchen and bedrooms.
- TV socket on terraces.
- Installation of home automation control for lights, air conditioning and blinds.

HEATING AND AIR CONDITIONING

Ventilation and air renewal system throughout the house, in accordance with the technical code DB-HS.

- Independent air conditioning system per room (basement excluded).

- Domestic hot water system (A.C.S.) by means of Aerothermal energy.

- Underfloor heating on the ground and first floors, installed with PVC pipes with hot water fed from the Aerothermia system.
- Energy efficiency through Aero-thermal energy

BATHROOMS

- Wall-hung toilet with built-in cistern and closing damper, in the main bathroom and courtesy toilet.

- Countertop with integrated double sinks and base unit in the main bathroom, and single sink in the rest of the bathrooms.
- Mirror with LED lighting in all bathrooms.
- Taps in black.

- Single-lever taps in all the bathrooms, except in the main bathroom shower, which will be thermostatic.

- Master bath shower except for villas 8, 9, 10 and 11, where there is a shower.
- Rain effect shower head in the main bathroom and in the rest of the bathrooms, column and mixer.
- Dividing screens in the shower and toilet in the master bathroom.

- Air renewal and ventilation system through adjustable motorized extraction.

KITCHENS

High quality furniture with upper cabinet.

· Porcelain material in countertops.

- Extraction hood integrated into the false ceiling over the ceramic hob.

HOME APPLIANCES

· Gaggenau brand appliances, Series 200: multifunction oven, microwave, integrated fridge/freezer, induction hob and dishwasher.

- Extractor integrated into ceiling.
- Bosch brand washer and dryer integrated into a cabinet in the laundry area according to home types.
- 2 Plugs and 2 USB on the kitchen island.





CHARACTERISTICS

GARDEN AREA AND PRIVATE POOL

- Private pool with saline chlorination.
- Outside shower area.
- Artificial Grass.
- Gardens on the perimeter of the plot according to the project.
- Water point.
- TV point.
- Chill-out area.

MAIN ENTRANCE AND LIFTS

- Independent entrance door to each private plot from the common area.
- Lift access to the Amenities, SPA, Cinema, and Gym.

PARKING

- Private parking with space for at least two vehicles.
- Access by car to urbanization by remote control.
- Access to the private garage by remote control.
- Pre-installation charging points for electric vehicles.

INTERIOR ROADS AND PLOT ENCLOSURE

- Non-slip pedestrian flooring.
- Perimeter fence according to project design.

LIFTS IN VILLAS

- Villas 1, 2, 3, 4, 8, 9, 10, 11.

PRIVATIVE GARDENS

- Artificial Grass.
- Natural plants in part of the perimeter according to the plan,

with an automatic irrigation system managed from the community irrigation system.

COMMON AREAS GARDENS

- With trees, flowers and outdoor lighting.
- Automatic irrigation system.

SECURITY

- Enclosed complex with video surveillance system in accesses, perimeter and common areas.

SPA FOR COMMUNITY USE

- SPA, Turkish bath, sauna, relaxation area, female and male changing rooms with showers and toilets.

GYM FOR COMMUNITY USE

- Gym equipped with Sonos music system and television.

WI-FI

- Wi-fi in SPA area, Gym and Cinema room.

CINEMA ROOM FOR COMMUNITY USE

- Cinema room with a minimum of 12 seats.



