

QUALITY REPORT

FOUNDATION:

Adequate foundation, as determined by a geotechnical study commissioned from a specialized company. Calculations in accordance with current regulations.

STRUCTURE:

Reinforced concrete, designed for seismic resistance, according to current regulations. Two-way waffle slab, prefabricated concrete formwork. Construction monitoring by an accredited technical control body. Ten-year structural stability guarantee policy in accordance with the Building Regulations Act.

BUILDING ROOF:

Inverted flat roof, accessible in solarium areas, with a waterproofing membrane and thermal and acoustic insulation, and non-slip ceramic tile flooring. In service areas, a non-accessible flat roof with gravel protection.

MAIN FACADE ENCLOSURE:

Brick-style, consisting of half a layer of perforated ceramic brick, an air cavity with thermal and acoustic insulation, and an interior partition wall of ceramic brick. Finishes with continuous cladding, to be determined by the Technical Management. Terrace railings with stainless steel posts and safety glass.

PARTITION WALLS:

7-centimeter partition walls throughout the dwelling, with double hollow ceramic brick and thermal-acoustic insulation on the party wall between dwellings.

EXTERIOR JOINERY:

Doors and windows made of high-quality PVC, tilt-and-turn or sliding systems, stainless steel screws, compact with extruded aluminum slat roller shutters, equipped with electric motor operation. Double glazing for acoustic and thermal insulation, made of low-emissivity glass. METALWORK: Balcony railings with stainless steel posts glazed with 6.6 glass with PVB interlayer. Staircase railing with profiles protected with anti-rust paint, finished with two coats of synthetic enamel.

INTERIOR CARPENTRY:

Armored entrance door with galvanized steel sheet and surface coating similar to interior doors, security system with 4 locking points and panoramic peephole. Smooth interior passage doors made of white lacquered MDF, including solid smooth architraves of the same material, hanging hardware, and matte steel knobs. Built-in wardrobes with sliding doors and lined interiors.

PAINTING:

Walls finished with SMOOTH PAINT, with two coats of washable plastic paint, white on ceilings and colored paint on walls (9003-9010). Staircase and entrance hall, to be determined by the Technical Management.

PLASTERING AND FALSE CEILINGS:

Direct plastering with gypsum plaster. Suspended ceiling with plasterboard panels, fixed and/or suspended ceilings in the bathroom, to conceal air conditioning ducts and other installations.

PLUMBING:

Interior plumbing installations in homes using PPR piping. PVC drains. Individual centralized water meters per dwelling. Water and drain connections for washing machine and dishwasher. Installation of an 80/110 liter electric water heater and domestic hot water system.

SANITARY WARE AND FAUCETS:

ROCA GAP model or similar and TEKA Formentera model single-lever faucets or similar.

ELECTRICAL:

High-voltage electrical installation for the dwelling, including connection for air conditioning unit. NIESSEN ZENIT white electrical switch or similar. Communal antenna, FM, and telephone points according to ICT regulations; pre-installation of conduit for fiber optic internet; television and telephone points are available in each room, except for bathrooms.

OTHER FACILITIES:

- A communal, in-ground swimming pool on the building's roof, lined with mosaic tiles and equipped with auxiliary features, constructed according to project specifications using saline electrolysis.
- A spacious common area with tables and sun loungers for relaxation. It includes a 20.85 m² swimming pool, shower, barbecue, and Finnish sauna.
- Kitchen cabinetry made of Formica, available in a choice of colors, with a Silestone-type or similar quartz countertop with soft-close hinges.
- Pre-installation of ducted air conditioning in the bedrooms and living/dining room, with fiber optic ducts concealed in the false ceiling.
- Connection between the air conditioning unit and condenser via copper tubing, including provisions for electrical connection and drainage. Hands-free video intercom with color monitor in each apartment
- Compliance with current regulations regarding Acoustic and Thermal Insulation, Fire Protection, and Common Telecommunications Infrastructure, all based on the Technical Building Code

ALL APARTMENTS COME EQUIPPED WITH:

- Stainless steel appliances.
- Electric underfloor heating in bathrooms.
- Domestic hot water via solar panels or aerothermal system, to be determined by the Project Management Team.
- Lighting throughout the apartment. Bathrooms equipped with sanitary ware, furniture, and shower screens.
- Built-in wardrobes lined with wood and with drawers.