

QUALITY REPORT

1.- FOUNDATION AND STRUCTURE

The foundation will be made of isolated footings tied together by tie beams. The reinforced concrete structure complies with the current Structural Code.

2.- FAÇADE

The façade will be constructed using a white or color-to-be-determined monocapa coating, combined with areas featuring natural stone. The enclosure will be made with 19 cm thick thermal clay bricks, internally plastered with cement mortar, insulated with mineral wool, and finished with a double layer of gypsum board, smoothed and painted with plastic paint.

3.- ROOFS

Non-walkable inverted flat roof with thermal insulation and waterproofing, finished with heavy gravel as a protective layer. Walkable inverted flat roof on terraces, finished with non-slip porcelain stoneware suitable for exteriors, thermal insulation above habitable areas, waterproofing, slope formation, and vapor barrier.

4.- EXTERIOR CARPENTRY

Armored entrance door with security lock and anti-lever hinges.

Aluminum carpentry with thermal break, in a color to be defined by the Project Management, with sliding or tilt-and-turn leaves, and motorized blinds in all rooms except the living-dining room.

The glass will be safety glass with low thermal emissivity and double-pane with a dehydrated air chamber.

5.- INTERIOR CARPENTRY

Interior passage doors are lacquered in white, with covered frames and casings, with steel-colored handles.

Floor-to-ceiling built-in wardrobes with matching doors to the carpentry, interiors lined with wood including drawers and hanging rod.

6.- PARTITION WALLS

The interior partitions will be constructed using double-layered gypsum boards with a thickness of 20.00, including thermal and acoustic insulation with mineral wool in between.

7.- FLOORING AND WALL COVERINGS

The flooring can be selected from the available customization options in porcelain stoneware. For outdoor areas, the flooring will be non-slip.

8.- BATHROOMS

The flooring and vertical wall covering will be high-quality ceramic tiles, customized according to the selected finishing options available.

9.- KITCHENS

The kitchens will be equipped with high-quality laminated board lower and upper cabinets, extending up to the ceiling. There will be provision for future installation of a refrigerator, dishwasher, and oven, with a countertop made of Silestone or a similar material, featuring a space for a ceramic hob, an island formation, and the installation of an included extractor hood and a plug tower on the island.

The sink will be made of stainless steel or a similar material, with a single-handle faucet.

The front surface of the kitchen will be covered with high-quality ceramic tiles, customized according to the selected finishing options available.

Three finishes for furniture and countertops are proposed for the kitchen, which can be combined as desired.

10.- FALSE CEILINGS AND PAINTING

Smooth plastic paint in matte white color on vertical and horizontal surfaces.

The false ceilings will be made of gypsum board, and in bathrooms housing installations, a removable plaster false ceiling will be installed.

11.- ELECTRICITY, TV, AND TELEPHONE INSTALLATION

Low-voltage electrical installation with high electrification grade. The switches and outlets will be of premium quality. TV and data sockets will be installed in bedrooms, living room, and pergola.

The exterior of the façade will feature LED wall sconces and lighting.

Video intercom with image display.

Motorized blinds in all rooms except the living-dining room.

Pre-installation for electric blinds in the living room.

Pre-installation for an electric car charging point in the garage.

Pre-installation of two light points on the entry wall of the plot.

12.- HEATING AND DOMESTIC HOT WATER SYSTEM

Air conditioning installation with a heat pump for cooling and heating, distributed through ducts in the living room, dining room, and bedrooms.

Domestic hot water production and underfloor heating system throughout the house, with an independent aerothermal unit.

Smoke outlet for a fireplace in the living room.

13.- RENEWABLE ENERGY SOURCES

Installation of a set of photovoltaic panels for self-consumption of electrical energy.

14.- VENTILATION AND EXTRACTION SYSTEM

Mechanical ventilation system with vertical ducts and grilles, equipped with a heat recovery unit to improve the energy efficiency of the house.

15.- WASTEWATER PURIFICATION SYSTEM, IRRIGATION

Wastewater purification system using a total oxidation biological purifier and a draining well.

Supply of non-potable water for the house, after filtration, for irrigation of the plot.

16.- GARDEN

Frontal fencing of the plot with a block wall covered in natural stone, interior covered with white monocapa, and iron post fence. It includes a pedestrian gate integrated into the sliding automatic vehicle gate with a motor and remote control. For the rest of the estate, approximately up to 2,500.00 m² in surface area, fencing will be done using galvanized steel simple torsion mesh, 1.75 m in height, and a rear access gate to the plot measuring 1.75 m by 4.00 m (2 leaves) made of electro-welded mesh.

Two water points on the plot.

Gravel perimeter as per the plan.

Basic garden with a maximum of 10 Mediterranean plants, according to the provided list or show house.

17.- SWIMMING POOL

The plots will have a pool measuring 8.00 x 4.00 m, equipped with LED spotlights and an outdoor shower.

Artificial grass area according to plan.

Pre-installation for water heating.

Paved perimeter around the pool with limestone paving.

18.- ENERGY RATING

Improvement of construction solutions to optimize energy consumption and ensure user comfort.

Utilization of the latest technology in air conditioning systems and air quality.

Use of LED bulbs in various areas of the house, guaranteeing optimal consumption, durability, and efficiency.

Environmentally friendly sanitary devices. Their low consumption leads to significant savings on the utility bill while contributing to improving our environment.

19.- BARBECUE

Barbecue area with a service restroom measuring 11.90 m2.

20.- GARAGE

Garage of 25 m2 with an automatic door, including remote control, and pre-installation for an electric charging point.

21.- OUTDOOR MAILBOX