

QUALITY SPECIFICATIONS

FAÇADES

Exterior finish combining white “monocapa” mortar coating, together with limestone cladding in various formats fixed with anchoring clips, and TARIMATEC exterior technological wood in large format.

ROOFS

Walkable roofs on first-floor homes and solariums finished with non-slip porcelain stoneware tiles for outdoor use, large format 60 × 60 cm, first quality, combined with artificial grass, and linear water drainage channels (single slope).

Thermal and acoustic insulation on roofs and façades according to CTE regulations.

INTERIOR COATINGS

Vertical Interior Coatings

Utility Rooms

Tiled from floor to ceiling with first-quality white ceramic tile.

Bathrooms

Tiled from floor to ceiling with first-quality large-format porcelain stoneware, including several design combinations with textured pieces.

Other Rooms

Finished with smooth white plastic paint.

Horizontal Interior Coatings

Kitchens and Bathrooms

Finished with first-quality large-format porcelain stoneware. All rooms include smooth plasterboard false ceilings finished with plastic paint.

Other Rooms

Flooring in first-quality large-format porcelain stoneware with matching skirting integrated into the walls. All rooms include smooth plasterboard false ceilings finished with plastic paint.

EXTERIOR COATINGS

Horizontal Exterior Coatings

Terraces

Finished with the same large-format porcelain stoneware as the interior, but non-slip, according to CTE.

Large areas of artificial grass on terraces and solariums.

CARPENTRY

Exterior Carpentry

- Aluminium windows in textured grey / black
- Double-glazed Climalit-type safety glass
- Compact shutter boxes and aluminium roller shutters in bedroom areas
- Motorized shutters operated by wall switch
- Fencing and gates in galvanized steel, lacquered in textured black, with a design specific to the development

Interior Carpentry

Entrance Door

Armoured security door with three-point lock and panoramic peephole, exterior panel in aluminium matching the exterior carpentry.

Internal Doors

Smooth MDF doors veneered in natural wood, lacquered in white, with black hardware.

Sliding Glass Doors

Smoked-glass sliding doors in the multi-purpose room.

Wardrobes

- Built-in modular wardrobes
- Smooth MDF doors veneered in natural wood, lacquered like the internal doors
- Handle-less design
- Interiors lined in matching melamine with drawer units
- Integrated LED lighting in models with glass fronts

INSTALLATIONS

Plumbing, Drainage and Sanitaryware

Plumbing

Hot and cold water installation in PPR piping with shut-off valves in wet rooms.

Drainage

PVC installation with separate networks for rainwater and wastewater.

Sanitaryware and Taps

- Designer sanitaryware in white vitrified porcelain
- Wall-hung toilet with concealed cistern and soft-close seat
- Built-in black single-lever taps in washbasins
- Shower with white quartz tray, continuous finish
- Built-in black tap with overhead shower and hand shower

- Stainless-steel under-counter sinks with single-lever taps
- Reverse osmosis system installed as standard in the interior kitchen

Electricity and Communications

Electricity

Homes equipped according to Low Voltage Regulations, with high electrification level (9,200 W) and first-quality white designer switches.

Communications

- TV and internet sockets in living rooms and all bedrooms
- Video intercom at the entrance and monitor inside each home
- TV / internet point in solariums
- USB socket in the master bedroom suite

Interior Lighting

Designer LED lighting pack with recessed spotlights (set-back lamp) in living room and bedrooms, and downlights in bathrooms.

Exterior Lighting

Designer LED lighting pack in black, including wall sconces, ambient wall washers, and recessed LED strips in porches. Additional LED strips in kitchens, decorative indirect lighting in the suite bathroom and pool bench in the solarium. Indirect LED lighting in ground-floor typologies with interior patio.

Domestic Hot Water

Individual domestic hot water system with AEROTERMO NUOS SPLIT 150L.

Air Conditioning

Pre-installation for ducted air conditioning with provision for equipment above the bathroom's accessible ceiling. Full air-conditioning system included, with optional smart control via manufacturer's app.

FURNISHINGS

Kitchen Furniture

- High-capacity upper and lower units in cinnamon and wood tones
- Premium hardware and accessories
- Integrated panels for fridge and dishwasher
- Integrated LED lighting
- Natural stone porcelain-design worktop
- Under-counter sink
- Provisions for dishwasher and wine cooler in island units

- Power tower / sockets included in kitchen island

LANDSCAPING

Landscaping and gardening pack with irrigation system, according to plans.

OPTIONAL QUALITIES INCLUDED

- Underfloor heating in bathrooms with insulation, sensors and thermostat
- Designer bathroom furniture with countertop washbasins, drawers and mirrors
- Mirror and LED light in solarium bathrooms included
- Premium-range kitchen appliances, built-in BOSCH or SIEMENS
- Summer kitchen in solarium with motorized shutter, LED strip, white/wood furniture, natural stone porcelain-type worktop, and basic integrated appliances
- 90 cm glass shower screens with black bars and fittings
- Full ducted air-conditioning system
- Private pool (ground floors): large pool according to plans, with outdoor shower, beach area and bench
- Private pool with jacuzzi (upper floors): according to plans, with hot/cold shower
- Solarium WC fully equipped with toilet, mini washbasin, tap and LED-lit mirror
- Awnings and pergolas: pre-installation on ground floors; sliding-canopy awning with fabric included in solariums
- Motorized sliding gates for vehicle access
- Landscaped communal area and private parking spaces in enclosed complex with motorized gate
- Storage rooms for bicycles or other items in upper-floor homes
- Decorative lacquered-wood headboards with integrated lighting