

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure in accordance with the design and structural calculations, with quality control in compliance with the applicable regulations (CTE and other applicable standards).
- Waterproofing and drainage for underground elements according to the geotechnical report and the project's construction details.
- Reinforced steel rebars and concrete with full traceability and mandatory regulatory testing.

FAÇADE AND PARTITIONS

- High-performance external enclosure using a multi-layer solution (ceramic masonry, thermal/acoustic insulation and interior lining) to optimise comfort and energy efficiency.
- Continuous thermal insulation at specific points to minimise thermal bridging (slab edges, pillars, etc.).
- Internal partitions using laminated plasterboard systems or masonry.
- Accessible suspended ceilings in service/installation areas, with moisture-resistant boards in bathrooms and wet rooms; access panels for maintenance.
- Facade finish according to design: a combination of porcelain tiling and single-layer mortar finished with paint. Architectural elements and exterior cladding are weather-resistant.

SOLARIUM / ROOF TERRACE

- Walkable flat roof (solarium) with a complete waterproofing system, thermal insulation, slope formation and a rectified porcelain stoneware finish.
- Technical roof area for installations (photovoltaic/machinery), with waterproofing and insulation solutions according to project specifications.
- Rainwater drainage via appropriately sized roof outlets and overflow scuppers; terminations and junctions with parapets resolved with specific components.

FLOORING AND WALL TILING

- Large-format rectified porcelain flooring (interior and exterior), with flush continuity between indoor-outdoor levels (no steps) and drainage solutions where required.
- Externally: slip-resistant finish suitable for terraces, porches and pool area.
- Bathroom wall finishes in rectified porcelain, with minimal joints and coordinated design.
- Integrated shower niche/soap holder with LED lighting (as per design).

EXTERNAL JOINERY, GLAZING AND METALWORK

- High-security main entrance door with multipoint lock and security hardware; design in accordance with the villa's architecture.
- High-performance external joinery (premium PVC or aluminium with thermal break (RPT)), with opening type suited to each aperture (sliding, casement, tilt-and-turn, etc.).
- Double glazing with cavity and low-emissivity glass; solar and/or acoustic control according to orientation and project requirements.
- Motorised aluminium roller shutters with home automation control and scene capability.
- Railings, external doors and metalwork according to the design, with exterior-grade lacquered finish and stainless-steel hardware.
- Motorised vehicle access gate and prepared for remote control.
- Capping to the front and side boundary walls/fence with metalwork according to the design. Party walls in concrete block finished with monolayer render.

INTERNAL JOINERY

- Interior doors lacquered according to RAL chart color, with special width (82 cm) and quality hardware.
- Made-to-measure modular wardrobes and dressing rooms, with 19 mm high-density board interiors, drawer units, shelves, rails and pull-out accessories.
- Internal LED lighting with door-opening sensor in wardrobes and the main dressing room.

PLUMBING, VENTILATION AND SANITARYWARE

- Cold and hot water plumbing network using approved materials and zone shut-off valves; water points in the garden and solarium.
- Pre-installation for an outdoor kitchen on the ground floor and solarium: water supply and waste connections.
- Leading-brand vitrified porcelain sanitaryware; wall-hung toilets with concealed cistern.
- Thermostatic mixer taps in showers, including overhead rain shower and handheld showerhead; option for designer concealed taps.
- Non-slip shower trays and safety glass shower screens.
- Integrated reverse osmosis system in the kitchen.
- Domestic hot water (DHW) production via an air-source (aerothermal) heat-pump system with storage tank.
- Mechanical ventilation system for indoor air renewal via trickle vents in PVC window frames and extract fans in wet areas, in compliance with the CTE.

ELECTRICAL AND TELECOMMUNICATIONS

- Electrical and telecommunications installations in accordance with the REBT and applicable regulations.
- Quality switches and fittings (Simón 270 or similar).
- General and ambient lighting using spotlights and LED strips, with dimming in the living room and bedrooms; external lighting for the garden, terraces and façade as per design.
- Video intercom with indoor monitors on both floors and app control.
- Photovoltaic self-consumption system with hybrid inverter and smart meter (capacity as per the project), prepared for future expansion.
- Electrical pre-installation for outdoor kitchen (ground floor and solarium).
- Electric vehicle charging point in the parking area (recommended 7.4–11 kW depending on requirements).

HEATING AND AIR CONDITIONING

- Ducted heating/cooling air-conditioning system with heat pump, with zoned control via an Airzone-type system.
- Bathrooms with electric towel radiator.

SWIMMING POOL AND GARDEN

- Reinforced concrete swimming pool with a beach/tanning area and a jacuzzi-style hydromassage bench with air blowers (bubble system), LED lighting and complete filtration equipment.
- Gazebo/ pergola area by the pool with a built-in bench and a viewing window to the pool basin using safety tempered glass.
- Pre-installation for pool heat pump.
- Landscaping with paved and planted areas, topsoil, river pebbles and an artificial turf solution as per design.
- Outdoor kitchen with barbecue as per project, with porcelain worktop or similar.

DECORATION AND PAINTING

- Smooth plastic paint on interior walls, colour to be chosen from the standard palette.
- Laminated plasterboard suspended ceilings; moisture-resistant boards in bathrooms and wet rooms.

KITCHEN

- Designer kitchen with high-quality cabinetry (NexoKuchen or similar), soft-close hardware and premium pull-out systems/drawers.
- Porcelain worktop (approx. 12 mm) and peninsula layout with cooking and sink areas.
- Integrated appliances from leading brands (BOSCH or similar): hob, integrated extractor hood, oven, integrated fridge-freezer, integrated dishwasher, microwave, and integrated washer-dryer.