



Comercial Quality Specifications Dossier

CONSTRUCTION

Foundation and structure

- Foundations executed by means of reinforced concrete footings and perimeter foundation walls.
- Structural framework formed by reinforced concrete columns.

Roofs

- Walkable flat roof finished with high-quality non-slip porcelain stoneware tiles.
- Non-walkable roofs finished with gravel.

External walls

- External façade composed of an outer ceramic brick enclosure with single-layer mortar render finish, air cavity, thermal insulation in compliance with current regulations, and interior dry lining with plasterboard panels.

Flooring

- Interior flooring in high-quality rectified porcelain stoneware tiles, 60x120 cm format, with skirting boards matching the flooring finish.
- Exterior flooring in high-quality rectified non-slip porcelain stoneware tiles, in the same format as the interior flooring.

Ceilings

- Suspended removable ceiling in secondary bathroom and laundry room.
- Continuous suspended ceiling throughout the remainder of the property.
- Curtain recesses integrated above external window and door openings.

FINISHES

External carpentry

- PVC external window and door frames with airtight sealing system, tilt-and-turn or sliding opening system depending on the room.
- Double glazing with air cavity.
- Motorized roller shutters installed on all external window and door openings of the property.

Internal partitions

- Interior layout formed by plasterboard partition walls on a self-supporting metal frame structure with internal rock wool insulation.

Internal carpentry

- Reinforced entrance door with three-point security locking system and door eye.
- Interior passage doors with solid MDF leaf in matte white lacquer finish, stainless steel hinges and magnetic latch.
- Modular wardrobes in bedrooms, according to layout plans, with hinged or sliding doors depending on the room. Wardrobe interiors finished in MDF lining, including hanging rail and upper shelf.

Internal wall finishes

- Fully tiled bathrooms with high-quality porcelain stoneware, including recessed niches in shower areas. Depending on the stage of construction, clients may choose the tone or combination from a selection of pre-approved tiling options
- Smooth plastic paint finish on vertical and horizontal surfaces.





EQUIPMENT

Instalaciones generales

- Electrical installation in accordance with current regulations.
- Electric underfloor heating in bathrooms.
- 550 W photovoltaic installation.
- Pre-installation for electric vehicle charging point.

Kitchen

- Fully fitted kitchen with wall and base units according to layout design, finished in matte white with grey interior and integrated white gola handle system.
- 12 mm porcelain worktop, backsplash between units, and island side panel finish, according to design.

Bathroom fixtures

- Extra-slim white resin shower tray with slate-effect finish in bathrooms.
- Floor-mounted porcelain toilet with wall-hidden water tank.
- Hidden thermostatic shower mixer.
- Vanity unit with integrated washbasin, tap and mirror. Choice of model and colour available from a selection of pre-approved options, depending on the stage of construction.

Clima and domestic hot water production

- Aerothermal system for domestic hot water production in accordance with current regulations
- Pre-installation for ducted air conditioning system.
- Pre-installation for zoning system for ducted air conditioning.

Energy certification

- Project Energy Efficiency Rating: Class A

OTHERS

Outdoors

- Outdoor parking space within the private plot.
- Private swimming pool with approximately 21 m² of water surface area, equipped with automatic chlorination and sulphate treatment system, electronic dosing pump, chlorine and pH regulator, and automatic filling system. Pre-installation for pool heating.
- Outdoor stainless steel solar shower with 20-litre tank and shower head
- Exterior terrace area and pool surround finished in high-quality non-slip porcelain stoneware tiles.
- Landscaped garden area facing the public road, fully completed with drip irrigation system and programmable timer, according to design.

Optional features

- Depending on the stage of construction and under conditions to be defined, clients may choose the following options, which are not included in the standard specifications of the development:
 - Shower screens in bathrooms.
 - Roller blinds.
 - Full kitchen appliance package, including induction hob, oven and microwave in tower unit, extractor hood, fridge-freezer and integrated dishwasher.
 - Complete air conditioning system installation.
 - Drawer units within wardrobes or customised internal wardrobe layout.
 - Decorative wallpaper on bedroom headboard walls.
 - Home automation system.
 - Outdoor kitchen or barbecue area.
 - Artificial grass in garden areas or personalised landscaping design.
 - Pergolas in parking areas and terraces.
 - Saltwater chlorination system for swimming pool.

