

QUALITY SPECIFICATIONS

1. GENERAL CONSIDERATIONS

This quality specification report is descriptive and indicative in nature and forms part of the purchase contract as an informative annex.

The construction will be carried out in accordance with:

- The current **Technical Building Code (CTE)**.
- Applicable urban planning and technical regulations.
- Good construction practices.

The developer reserves the right to introduce modifications for technical, construction, regulatory, or supply reasons, provided that such modifications do not result in a reduction in the overall final quality.

Images, infographics, renders, or commercial plans are for guidance only and are not contractually binding.

2. STRUCTURE

- Foundations using reinforced concrete footings, calculated according to the geotechnical study.
- Ventilated crawl space slab system (Caviti type).
- Reinforced concrete structure consisting of columns, beams, and slabs, executed in accordance with current regulations.

3. ROOFS

Non-accessible roofs

- Slope formation using lightweight mortar.
- Waterproofing with SBS 40 FP bituminous membrane.
- Thermal insulation with 10 cm extruded polystyrene (XPS) panels.
- Protection layer with gravel.

Accessible roofs

- Slope formation with lightweight mortar.
- Waterproofing with SBS membrane.
- Thermal insulation using extruded polystyrene panels.
- Finishing in:
 - Troweled concrete in solarium areas, or
 - First-quality ceramic tiles on accessible terraces.

4. FACADES

External façade composed of:

- 12 cm ceramic brick wall
- Interior cement mortar render
- 3 cm air cavity with 8 cm thermal insulation
- Interior lining of plasterboard with thermal-acoustic insulation, painted off-white (RAL 1013 or similar) or finished with PORCELANOSA porcelain tiles.

Exterior finish with troweled single-layer mortar.

5. INTERIOR PARTITIONS

- Interior partition walls made of plasterboard on a metal frame.
- Thermal and acoustic insulation inside.
- Painted off-white (RAL 1013 or similar) or finished with PORCELANOSA porcelain tiles.

6. CARPENTRY

Exterior carpentr

- Aluminium or PVC frames with thermal break.
- Hinged, tilt-and-turn, or sliding systems depending on the project.
- Double low-emissivity glazing.
- Motorised shutters in bedrooms.
- Glazed security entrance door.

Interior carpentry

- Smooth white lacquered interior doors.
- Built-in wardrobes in all bedrooms with:
 - Matching doors
 - Interior lining
 - Shelves
 - Drawers
 - Hanging rail

7. FLOORING AND WALL COVERINGS

- Interior rectified ceramic flooring of first quality (PORCELANOSA 59.5 × 59.5 cm).
- Moisture-resistant skirting board lacquered in the same colour as the walls.
- Exterior flooring in:
 - Troweled concrete
 - Decorative gravel areas.

8. INTERIOR FINISHES

- Bathroom wall tiling in first-quality PORCELANOSA porcelain tiles.
- Smooth plastic paint in off-white RAL 1013 or similar.
- Plasterboard suspended ceilings in necessary rooms.

9. GLAZING

- Double glazing with air chamber.
- Safety glass where required.
- Thermal performance in accordance with the CTE.

10. KITCHEN

- GAMADECOR kitchen furniture (PORCELANOSA), Residence range.
- Porcelain worktop with mitred edge, final thickness 7 cm.

Integrated appliances:

- Combined fridge-freezer (2-in-1)
- Combined oven and microwave (2-in-1)
- Induction hob with integrated extractor (all-in-one)

Sink and tapware by **NOKEN – PORCELANOSA**.

11. BATHROOMS

- Walk-in shower finished with the same flooring as the rest of the home.
- Tempered glass shower screen.
- Bathroom furniture by PORCELANOSA.
- Tapware by NOKEN – PORCELANOSA.
- Wall-hung toilets by NOKEN – PORCELANOSA.

12. SWIMMING POOL

- Private swimming pool.
- Interior finish in mosaic tiles (gresite).
- Water treatment system using chlorine tablets.
- Underwater lighting.
- Outdoor shower.

13. ELECTRICAL AND TELECOMMUNICATION INSTALLATIONS

- Electrical installation in accordance with REBT regulations.
- Initial contracted power: **9.2 kW**.
- Electrical fittings **BTICINO Living Now** or similar.
- Interior lighting with recessed LED spotlights (3000K).
- Decorative light fixtures are not included.
- TV and telecommunications outlets in living room and bedrooms.
- Video intercom with interior monitor.
- Exterior lighting included.

14. THERMAL INSTALLATIONS

- Pre-installation for ducted air conditioning.
- Domestic hot water produced by **aerothermal system**.
- Pre-installation for future solar panels.

15. PLOT AND PERIMETER ENCLOSURES

Perimeter fencing composed of:

- Concrete block wall up to 1.00 m
- Ceramic lattice up to 2.00 m

Pre-installation for motorised vehicle access gate.