

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Foundation with reinforced concrete slab, screens and basement wall. Structure with pillars and reticular reinforced concrete slab.

OUTDOOR ENCLOSURE

- Facade: Slab front with prefabricated concrete or GRC. Parapet made up of a prefabricated concrete planter depending on

location. SATE-ETICS type facade composed of a main sheet of ceramic brick, an outer finishing layer of acrylic mortar adhered to an insulating panel and a self-supporting interior lining with double laminated plasterboard.

DECK

- Inverted walkable flat roof with double adhered asphalt sheet, thermal insulation and non-slip ceramic flooring (according to CTE DB SUA) in accessible areas.
- Inverted non-trafficable flat roof with double adhered asphalt sheet, thermal insulation and heavy protection with a layer of gravel on the attic roof, installation areas and stair and elevator towers (accessible only for maintenance).

EXTERNAL WOODWORK

- Folding or sliding windows and terraced doors, depending on location, made with extruded lacquered aluminum profiles with thermal break and double thermo-acoustic glazing with air chamber.
- Monoblock set of lacquered aluminum roller blinds with injected thermal insulation incorporated into the carpentry in the bedroom on the facade on Pilar de Faridos street.
- Terrace railing made of laminated safety glass and aluminum profile.

INTERIOR PARTITIONS

- Dry interior partitions with self-supporting galvanized steel framework and double laminated plasterboard on each side (in wet cores a plate with water-repellent treatment and tiling is placed).
- Separation between homes, acoustic-phonobrick criteria, self-supporting framework on both sides and double laminated plasterboard on each side.
- Separation with common areas with acoustic brick partition with ceramic coating and self-supporting backing with double laminated plasterboard.

INSULATIONS

- Double mineral wool facade insulation, one on the outside of the main sheet (in SATE and prefabricated GRC) and another inside placed in the self-supporting framework of the backing. Both guarantee the airtightness of the interior environment and solve the thermal bridges of the structure and the facade gaps.
- Insulation of interior partitions with mineral wool; both in interior partitions and in separation between homes and separation with common areas and activity areas.
- Insulation on roofs, made of extruded polystyrene placed on top of the waterproofing, guaranteeing its durability.

INTERIOR CARPENTRY

- Entrance door to a home armored with steel sheet finished in white lacquered wood, with security lock and peephole.
- Interior doors made of white lacquered wood with top-quality handles and fittings and doors in bathrooms.
- Built-in wardrobes in bedrooms with sliding doors of a similar design to the passage doors and interior lining with separating shelf and hanging bar.

INTERIOR LININGS

- Class AC5 floating laminate flooring placed on insulating foam and a layer of self-leveling mortar throughout the house except in wet cores. Wood skin tiling board from the same flooring or lacquered in white.
- Flooring with top quality porcelain stoneware tiles placed with adhesive on a layer of self-leveling mortar in wet cores.
- Porcelain stoneware tile flooring in interior common areas and stairs.
- Plastic paint on vertical walls of the home except in wet cores and ceilings.
- Tiled with top quality ceramic tiles in bathrooms, toilets and kitchens.
- Laminated plasterboard false ceiling in bathrooms, kitchen, entrance and hallways. Also in living rooms and bedrooms according to permitted height.

SANITARY AND FAUCETS

- White vitrified porcelain toilets from leading brands. Toilets with built-in cistern
- Top quality single-lever faucets.

KITCHENS

- High and low kitchen cabinets with laminated board doors
- Compact or Silestone brand countertop and stainless steel undermount sink.
- Appliances included: induction hob, oven, extractor Hood, fridge, dishwasher, microwave

SANITATION

- Separative network by gravity above ground and by pumping for basement floors, connected to the public sewage network.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation for homes according to current regulations, REBT and CTE.
- Top quality electrical mechanisms in white.
- LED downlights in bathrooms, toilets, kitchens and light points in the rest of the home.
- Telecommunications installation according to current regulations.
- Electronic video intercom for access control from portal and common areas.
- LED downlight luminaires with presence detector for lighting in indoor common areas.

PLUMBING AND SANITATION

- DHW production centralized system with heat pump production (aerothermal). Centralized accumulation and individualized consumption discrimination system.

AIR CONDITIONING AND VENTILATION

- Centralized air conditioning installation through ducts and heat pump with indoor unit located in the bathroom and outdoor units located on the deck.
- Controlled mechanical ventilation system with openings located in the carpentry and extraction in the wet cores.
- Independent smoke outlet for extractor hood.

SPECIAL FACILITIES

- Top brand electric elevator with telescopic door and access to basement and roof floors.
- Installation of double car lift (entrance and exit) for access to the 4 basement floors
- Mailboxes according to D.G. standard Post office located in common areas.
- Ventilation installations, CO2 extraction, fire detection and protection in garage.

COMMON AREAS, AND VARIOUS

- Pool on deck (7th floor) 3.00 x 11.65 m
- Solarium area
- Master key to all common areas
- Pre-installation of charging for electric vehicles.

Note: "The Project Management reserves the right to substitute the materials reviewed in this Quality Report for technical reasons or lack of supply, exchanging them for others of similar quality. This document is merely informative."