

# QUALITY SPECIFICATIONS

**FOUNDATIONS:** As appropriate, according to the result of the geotechnical study commissioned from a specialised company. Calculation in accordance with current regulations.

**STRUCTURE:** Reinforced concrete, earthquake-resistant, in accordance with current regulations. Two-way waffle slab with prefabricated concrete blocks. Construction monitored by an approved technical control body. Ten-year structural stability warranty policy in accordance with the Building Regulations Law.

**BUILDING ROOF:** Inverted flat walkable roof in solarium areas, with waterproofing membrane and thermal-acoustic insulation, finished with non-slip ceramic tiles. In installation areas, non-walkable flat roof with gravel protection.

**MAIN FAÇADE ENCLOSURE:** Cavity wall system formed by ½ hollow brick, air chamber with thermal-acoustic insulation and interior ceramic brick partition. Continuous exterior finishes, to be determined by the Technical Management. Terrace railings with stainless steel posts and safety glass.

**PARTITIONS:** 7 cm partitions throughout the apartments, with double hollow ceramic brick and thermal-acoustic insulation between adjoining apartments.

**EXTERNAL CARPENTRY:** Doors and windows made of high-quality PVC carpentry, TILT-AND-TURN or SLIDING SYSTEMS, stainless steel hardware, compact unit with roller shutters made of extruded aluminium slats, equipped with electric motor operation. Double glazing with acoustic and thermal insulation, made of low-emissivity glass.

**METALWORK:** Balcony railings with stainless steel posts and laminated glass 6.6 with butyral. Stair railings with protected profiles coated with anti-corrosion paint, finished with two coats of synthetic enamel.

**INTERNAL CARPENTRY:** Reinforced entrance door with galvanised steel sheet and finish similar to interior doors, security system with 4 locking points and panoramic peephole. Smooth white lacquered DM interior doors, including matching solid trims, matte steel hardware and handles. Built-in wardrobes with sliding doors, fully lined inside.

**PAINTING:** Walls finished with SMOOTH PAINT, with two coats of washable plastic paint, white on ceilings and coloured on walls (9003 - 9010). Staircase and entrance hall to be defined by the Technical Management.

**PLASTERWORK AND FALSE CEILINGS:** Direct plaster finish. False ceilings with plasterboard panels, fixed and/or removable ceilings in bathrooms to conceal air conditioning ducts and other installations.

**PLUMBING:** Internal installations in PPR piping. PVC drainage. Centralised individual water meters per apartment. Water supply and drainage points for washing machine and dishwasher. Installation of electric water heater (80/110 litres) and DHW.

**SANITARY WARE AND TAPS:** Model GAP by ROCA or similar and single-lever taps by TEKA model Formentera or similar.

**ELECTRICITY:** High-level electrical installation for apartments, including provision for air conditioning system. NIESSEN ZENIT mechanisms or similar. Collective antenna points, FM and telephone according to ICT regulations, pre-installation for fibre optic internet. TV and telephone points in all rooms except bathrooms.

## OTHER INSTALLATIONS:

- **Communal swimming pool** with gresite finish and auxiliary elements, carried out according to project details, using saline electrolysis. Communal rooftop area with pool, shower and sauna.
- **Kitchen furniture** made of FORMICA, colours to choose, with COMPACT QUARTZ worktop type SILESTONE or similar with soft-close system.
- **Pre-installation of ducted air conditioning** through fibre ducts hidden in false ceiling, in bedrooms and living-dining room, connection between indoor and outdoor units via copper piping, including electrical and drainage provisions.
- **Electric underfloor heating** in bathrooms.
- **Hands-free video intercom** with colour monitor per apartment.
- **Compliance** with current regulations regarding Acoustic Insulation, Thermal Insulation, Fire Protection and Telecommunications Infrastructure, in accordance with the Technical Building Code.

## ALL UNITS COME EQUIPPED WITH:

- **Stainless steel appliances.**
- **Electric underfloor heating** in bathrooms.
- **Domestic hot water by aerothermal system**, to be defined by Technical Management.
- **Lighting** throughout the property.
- **Bathrooms equipped** with sanitary ware, furniture and shower screens.
- **Built-in wardrobes** fully lined inside with wood and drawer units.