



FOUNDATIONS AND STRUCTURE

- Foundations executed in reinforced concrete in accordance with the conclusions of the Geotechnical Study and CTE DB-SE-C “Foundations”.
- Reinforced concrete structure consisting of columns, beams, ring beams, and in-situ cast ribbed slabs, complying with CTE DB-SE “Structural Safety”.

FAÇADE AND ROOF

- The façade is designed as a double-leaf enclosure consisting of an outer layer of ½-foot perforated ceramic brick, an air cavity with intermediate thermal insulation, and an inner layer of double hollow brick finished with a sprayed plaster coating (all in accordance with CTE DB-HE “Energy Saving” and DB-HR “Noise Protection”).
- On the exterior, the enclosure is finished on the ground floor with porcelain stoneware cladding and on upper floors with projected cement mortar and exterior paint. Terraces and walkable patios are designed according to their intended use, ensuring watertightness through waterproofing with asphalt membrane, in accordance with CTE DB-HS “Health” and DB-SU “Safety of Use”.

MASONRY AND FINISHES

- Internal divisions within the homes are built using double hollow brick partitions finished with sprayed plaster.
- The separation between dwellings is constructed with perforated solid acoustic brickwork and a layer of sprayed plaster on both sides.
- Suspended plasterboard ceilings are installed in hallways, corridors, bathrooms, and other necessary areas to conceal building services (air conditioning, ventilation, lighting, etc.).
- Smooth plastic paint finish on vertical and horizontal surfaces throughout the dwelling.

FLOORING AND TILING

- Interior flooring in the dwelling finished with 60x60 cm grey porcelain stoneware tiles.
- Flooring and wall tiling in bathrooms and toilets in horizontal-format 60x30 cm cream-coloured porcelain stoneware.
- Terraces finished with anti-slip wood-effect porcelain stoneware tiles.

SANITARY FITTINGS AND BATHROOM FIXTURES (MAIN BATHROOM / TOILETS)

- Comprising: integrated ceramic washbasin with vanity unit (Stillo or similar), resin shower tray, shower screen, mirror with LED lighting, shower with concealed mixer tap, and vitrified porcelain toilet by Roca or similar brand.
- Chrome-finish taps and fittings by Stillo or similar.



KITCHEN

- Contemporary design kitchen, fully fitted and furnished with white wall and base units.
- Porcelain or similar countertop.
- White appliances by Johnson or similar brand, including: refrigerator, oven, induction hob, extractor hood, and sink.

INTERIOR JOINERY

- Armoured entrance door with security lock, finished on both the exterior and interior to match the rest of the internal doors of the dwelling.
- Interior passage doors in block format, made of MDF panels, lacquered in white with a smooth finish.
- Modular wardrobes with hinged or sliding doors depending on the room, internally fitted with hanging rails and overhead storage shelves.

EXTERIOR JOINERY

- Exterior joinery with sliding doors on terraces and patios in black lacquered PVC with thermal break.
- The remaining exterior joinery in black lacquered PVC with thermal break, with sliding or casement openings depending on the room.
- Monoblock roller shutters installed in all rooms.
- Double glazing of varying thicknesses with air chamber, solar control, and low-emissivity glass depending on the room, ensuring optimal thermal comfort.



PLUMBING AND DRAINAGE

- Horizontal and vertical drainage network using sanitary PVC piping, soundproofed between dwellings.
- All cold and hot water installations within the dwelling are carried out using cross-linked polyethylene (PEX) piping or similar.

HVAC AND DOMESTIC HOT WATER

- Inverter air conditioning and heating system via air ducts with supply and return grilles, with outdoor units installed on terraces and rooftops. Temperature control is managed by a central thermostat located in the living-dining room, by Johnson or similar brand.
- Domestic hot water production by means of an aerothermal system.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

- The electrical network inside the dwelling is designed in compliance with the Low Voltage Electrotechnical Regulation (REBT).
- Common Telecommunications Infrastructure (ICT) for the reception and distribution of radio and television signals, including pre-installation for digital platforms, with RJ45 outlets in the living room, bedrooms, and kitchen.
- Basic telephone and ISDN network with outlets in the living/dining room, bedrooms, and kitchen.
- Video intercom system with camera at the building entrance and monitor in each dwelling.

COMMON AREAS AND PARKING

- Lift with the latest technology and safety features, equipped with automatic doors.
- Communal mailboxes.
- Entrance lobbies finished with wood-effect porcelain cladding and LED lighting for energy efficiency.
- Interior staircases with natural stone steps, to be selected by the Project Management (D.F.).
- In the storage room area, floors finished in polished concrete.
- Communal room in the basement level, with its final use to be defined (sauna, coworking space, or gym room).
- The basement is equipped with a fire detection and protection system in accordance with current regulations.
- Motorised entrance gate to surface garages, operated by remote control and key.

WARRANTY

- The building has a 10-year warranty covering material damages caused by defects or faults affecting structural safety.
- This liability is covered by the corresponding insurance policy.



OPTIONAL EXTRAS (subject to additional cost not included in the property price)

- Installation of a private jacuzzi in ground-floor patios and terraces for three people, with digital control, massage programs, filtration system, and water heating system, including a protective cover.
- Installation of outdoor kitchen units in patios and terraces (delivered with pre-installation for electricity, water, and drainage connections).
- Washing machine + dryer.
- Dishwasher.
- Home automation system.

GENERAL INFORMATION

- Advance payments secured by bank guarantee.
- Ten-year structural building insurance.
- Quality control of materials in accordance with current regulations and compliance with the Technical Building Code.
- The specifications described may be modified at the discretion of the Project Management during the construction process for technical reasons, provided that the final quality of the homes is not affected.
- Handover of documentation at the Notary: dossier including individual floor plans and installations, list of installed materials, utility connection information, homeowner's manual, and keys.