

STRUCTURE:

- Foundation based on reinforced concrete slab 40cm deep and sanitary slab 1.60m high. The entire foundation is waterproofed with a PVC sheet.
- Reinforced concrete structure made by pillars and unidirectional slabs.

Guarantee for 10 years of material damage that may be caused in the building by vices or defects that affect the foundation through Ten-Year Insurance.

ROOFS AND TERRACES/SOLARIUM

- The **ground floor covers** Passable are flat, with slope formation with cement mortar, asphalt waterproofing and finished with CLASS 3 non-slip paving model HAYDEN PEARL with 120x60cm format. The vehicle parking area will be finished in troweled finished concrete.
- The **sun deck** passable is flat, with slope formation using lightened mortar, XPS insulation, asphalt waterproofing and finished with CLASS 3 non-slip flooring HAYDEN PEARL model with 120x60cm format.

ENCLOSURE – FACADE

- Exterior façade of 12 cm thick double hollow brick, 11 cm air chamber, EPS thermal insulation and 7 cm thick double hollow brick cladding. Exterior coating finished in colored monolayer.

INTERIOR PARTITION

- Interior double hollow brick partition of 7 cm, with projected plaster or tile tiling.

INTERIOR PARTITION FINISHES AND CEILINGS

- **stoneware tiling** in first quality bathrooms, TYPE A (LITHOPS IVORY BUZZ 29.75x99.50cm placed vertically) and TYPE B (HARMONY RIAD TAMPE 6.5x20cm placed vertically).
- Smooth plastic paint throughout the house in matte white or similar.
- False ceiling with a smooth finish and two coats of matt white paint or similar. The **swimming pool** It will be executed in the structure phase and will be waterproofed and later finished with the same pavement as the adjoining terraces, model HAYDEN PEARL with 120x60cm format.

CARPENTRY

- **External woodwork**Aluminum, matte RAL 1019 color, hinged, tilt-and-turn or sliding opening according to design, guaranteeing adequate insulation with thermal bridge break. Solar factor for glass 1.10 w/m²k and solar factor for aluminum 2.10 w/m²k.
- Motorized blinds with RAL 1013 colored aluminum slats.
- **Internal Carpentry**composed of smooth interior doors with MDF leaves in oak with a matte white handle.
- **Dressing rooms or closets**fitted in all the bedrooms, with hinged or sliding doors in the same color as the interior doors or similar, lined on the inside using a modular system, with a loft shelf or tray and a hanging bar as in the pilot home.
- **front door**Security with three point lock.
- **Vehicle access door**motorized sliding finished in RAL 1019, corten steel or similar.

PAVEMENTS

- **interior flooring**with top quality porcelain stoneware and built-in skirting board of the same material model HAYDEN PEARL with format 120x60cm.
- **exterior flooring**with top-quality, non-slip porcelain stoneware, the same typology as the HAYDEN PEARL model interior flooring with a 120x60cm format.

KITCHEN ROOM

- High and low cabinets on the kitchen wall with a front to match the furniture and on the low island. Oak or similar finishes.
- Worktop finished in GRAY CLAY color.
- Home appliances; 4-burner induction hob, designer extractor hood, refrigerator, dishwasher, combi oven / microwave included.
- Push & pull drawers.

SANITARY AND TAPS

- **Sanitary**ROCA brand or similar white suspended porcelain tiles with built-in cistern also ROCA or similar.
- **sinks**countertop model ARES by IMEX or similar. Bathroom furniture finished in oak or similar and CLAY GRAY countertop.
- **taps**Top quality built-in single-lever mixer MILOS model by IMEX finished in matt white.
- **Shower trays**made with the same material as the bathroom floor, non-slip and built-in faucet model MILOS by IMEX FINISH matt white.
- **screens**with safety glass.

SWIMMING POOL

- 14.50x2.00m pool with filtration equipment, programmer and submerged LED lights. Matte white outdoor shower with built-in tray made of the same flooring as the home, non-slip CLASS 3.

ELECTRICITY

- Grade electrical installation according to regulations. LEGRAND VALENA NEXT mechanisms in white or similar. Matte white portholes and LED downlight throughout the house included. Overhead lighting over the kitchen island through an adjustable spotlight. TV and telephone sockets in living room and bedrooms.
- Plugs in all interior rooms and exterior terraces.
- Exterior: sconces with lighting on the exterior carpentry and recessed sconces in the plot wall.

FACILITIES

- Installation of **air conditioning and heating** with Class A equipment, through ducts with supply and return grilles.
- Installation of **ventilation** with hybrid system through Class A heat recovery. Production of **Hot water** sanitation with the use of renewable energy, through aerothermal energy.
- **Video intercom** color with indoor monitor I see duox and city duox outdoor panel.

NOTE: The Promoter company reserves the right to carry out the necessary modifications during the execution of the work, due to technical, legal or commercial requirements, without this implying a reduction in the overall level of quality.