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## QUALITY REPORT

**BRIEF SUMMARY:**

**FOUNDATION AND STRUCTURE:**

The foundation and structure are made of HA-25 reinforced concrete. The foundation is constructed using shallow footings and tie beams, fully waterproofed on its lower support surface with PE-200g/cm<sup>2</sup> polyethylene sheeting. The structure is constructed using 25 + 5 cm one-way slabs, all of which are reinforced concrete. B500 S structural steel rebar rebar is used in the workshop.

**FACADE ENCLOSURE:**

The façade enclosure is resolved by exterior masonry of 11 cm thick triple hollow ceramic brick, with M5 water-repellent mortar pouring inside the chamber, 10 cm EPS extruded polystyrene thermal insulation, and 9 cm thick double hollow ceramic brick cladding.

**INTERIOR PARTITIONS AND PARTITIONS:**

Double hollow ceramic brick factory, 7 or 9 cm thick, using water-repellent M-5 cement mortar, for plaster or porcelain cladding, as appropriate.

**INSULATION AND WATERPROOFING:**

All materials used comply with current regulations, including thermal insulation on the facades and roofs, as well as the ground-floor flooring. Waterproofing will be carried out with sheets of bitumen modified with elastomers and fiberglass LBM (SBS)-40-FP.

**OUTDOOR CAPRINTERY:**

PVC windows and doors with high-quality heat-sealed profiles in "Anthracite Gray" or similar. Double glazing with 4/12/4+4 "Guardian Sun" glass with solar protection. Motorized self-locking blinds with insulation and security locks on the ground floor. 6+6 mm laminated glass railings for terraces and balconies.

**LOCKSMITH**

Technical and service doors, with metal slats, textured finish, color upon request.

**INTERIOR CAPRINTERY:**

The entrance door will be reinforced with bolted hinges, a security lock, and finished with interior and exterior finishes according to the project. The interior doors will be made of MDF, finished in lacquered paint with high-quality matte black hardware. The fully custom-made wardrobes, finished in high-quality chipboard, will be delivered with drawers, shelves, and hanging rails. All hinges and guides have soft-close closures.

**FLOORING AND TILING:**

Both tiling, flooring, and cladding (facades) will be high-quality porcelain tiles, with a retail price of up to €30/m<sup>2</sup>, installed using double-gluing with class C2 flex cementitious adhesive on a surface previously plastered with cement mortar. Grouting will be done with special, highly flexible grouting mortar and profiles to resolve corners and joints.

## REST OF VERTICAL COATINGS:

Walls, where not tiled, will be covered with plaster trim and plaster, sanded twice, and prepared for painting. In bedrooms, decorative panels will be created using wallpaper applied with contact adhesive on a previously prepared surface.

Facades that do not have cladding will be plastered with single-layer mortar (color according to the project) with a fine troweled finish.

## ROOFS:

For spaces with air ducts or installation lines, continuous ceilings will be made using 12 mm laminated plasterboard. For wet rooms, water-repellent panels will be used.

In the bathrooms, accessible hatches will be installed in the ceiling made of water-repellent panels.

## PAINTINGS:

The interior will be painted with two-coat matte white plastic paint. The single-coat mortar-clad facades will be protected with water-repellent paint.

## BATHROOM EQUIPMENT:

All bathrooms are delivered fully finished with high-quality sanitary ware, faucets, and glass screens: TRES, ROCA, or similar. Shower trays are made of thin resin with stainless steel grates. Sinks are designed according to the design. Wall-hung toilets feature a high-quality concealed cistern system by ROCA or similar.

## KITCHEN FURNITURE:

High-quality kitchen finish with anthracite gray or similar units and lacquered MDF fronts, as per the project. All hardware includes hinges and soft-close guides. SILESTONE or similar countertop and worktop.

## FACILITIES:

The homes are delivered fully finished, with all installations inspected and operational. Below are the details by installation type:

• **ELECTRICITY:** The home will be equipped with a high-level electrification system.

Television outlets in the living room and bedrooms. Digital terrestrial television antennas, as well as data networks, are available in all bedrooms and the living room. The devices will be mid-to-high-end, Jung or similar brands.

• **LIGHTING:** Low-consumption LED lighting, recessed in the ceiling, inside homes in all rooms. LED lighting on terraces.

• **PLUMBING:** Interior plumbing network made with cross-linked polyethylene (PEX) pipe

• **EVACUATION and SANITATION:** PVC-B pipes with a diameter according to the project for sewage treatment, including acoustic insulation of downpipes and suspended collectors using "Fonodan" insulation.

• **AIR CONDITIONING:** Pre-installation of central air conditioning through ducts in the living-dining room, kitchen and bedrooms. For installation of machines, please inquire about a separate price.

• **ACS:** High energy efficiency Aerotermia type water heater

• **VIDEO INTERCOM:** Video intercom with digital screen

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- ☞ SOLARIUM: Communal rooftop space with lounge area and panoramic views
  - ☞ GYM: Common area with gym and sauna on the ground floor with access to the pool area  
community discovered
  - ☞ POOL: 3 x 5m communal pool with children's area