

QUALITY SPECIFICATIONS





INDEX

1. | FOUNDATION
2. | STRUCTURE
3. | WALLS
4. | EXTERIOR FINISHES
5. | INTERIOR FINISHES
6. | FLOORS AND TILING
7. | EXTERIOR CARPENTRY
8. | INTERIOR CARPENTRY
9. | LIGHTING, SOUND, AND TELECOMMUNICATION
10. | PLUMBING
11. | AIR CONDITIONING
12. | HEATING
13. | BATHROOMS AND TOILETS
14. | KITCHEN
15. | APPLIANCES
16. | PAINTING
17. | PRIVATE BASEMENT, GARAGES, AND OTHERS
18. | EXTERIORS

01. | FOUNDATION

The foundation of the villas is designed with footing and bracing slab.

02. | STRUCTURE

The structure consists of reinforced concrete walls and pillars with reticular slab or concrete slab, as appropriate, in accordance with current regulations.

03. | WALLS

The exterior walls consist of a solid perforated brick wall, non-ventilated chamber with thermal insulation according to current regulations, and an interior double hollow brick wall. The interior and exterior finish varies according to the design.

The interior walls between rooms are composed of a wall built with solid perforated brick, finished with plaster, wallpaper, or wood as per the design.

The interior walls of the machinery room consist of two solid perforated brick walls, one of them sound-resistant, with acoustic insulation between them to prevent sound transmission.

All information included in this brochure is indicative and not legally binding. As it is produced at a previous stage of the project, it may be subject to changes.





04. | EXTERIOR FINISHES

The exterior surfaces are finished with mortar, large-format porcelain or marble pieces, according to the design. The entrance wall to the house is clad in wood flush with the main door and/or white stone, according to the design of each villa.

Planters finished with plaster on the upper floor along the bedroom terraces.

05. | INTERIOR FINISHES

Interior walls and ceilings are finished with plaster, wallpaper, or wood panels as appropriate to the design. False ceilings are constructed using plasterboard, leaving perimeter gaps for curtains and indirect LED lighting, according to the design.

In the bathrooms, a wooden access panel ceiling is proposed, as per the design. Wooden slat ceilings are used in covered terraces, providing continuity from the interior of the dwelling to the outdoor terrace.

06. | FLOORS AND TILING

For the ground floor and common areas of the basement, a large-format porcelain tile from the Inalco design brand, model Pacific or similar, represented by Gunni & Trentino, is used. This floor mimics cream-colored travertine marble.

The material is installed continuously throughout the floor without cuts at the entrances to different rooms, achieving a seamless design throughout the villa spaces, aiming for the most subtle joint between pieces.

The same large-format porcelain model used in the interior of the villa is also employed on the exterior of both the ground and upper terrace areas, with specification C3 according to current regulations, to achieve a continuous connection between the interior and exterior of the house.

This same model with specification C3 is also used in the bathrooms. In the hallway and bedrooms on the upper floor, natural herringbone-patterned wooden flooring from the Trentino Wood Collection brand, by Gunni & Trentino, is installed. In the basement, the designed hammam is finished with Zen Carrara mosaic from the Ezarri design brand, represented by Gunni & Trentino.

In the cladding of the secondary toilets, the large-format porcelain tile from the Inalco design brand, model Pacific or similar, represented by Gunni & Trentino, is also used.





This tile mimics cream-colored travertine marble, achieving continuity between the floor and vertical surfaces. This cladding is combined with a large-format porcelain tile, Etoile Illusion from the high-end brand Florim or similar, also represented by Gunni & Trentino. Both are installed floor-to-ceiling, according to the design.

In the cladding of the main toilet, the large-format porcelain tile from the Inalco design brand, model Pacific or similar, represented by Gunni & Trentino, is also used. This tile mimics cream-colored travertine marble, achieving continuity between the floor and vertical surfaces. This cladding is combined with another large-format porcelain tile, Heritage emerald from the high-end brand Florim or similar, also represented by Gunni & Trentino. Both are installed floor-to-ceiling, according to the design.

In the cladding of the guest toilet, the large-format porcelain tile from the Inalco design brand, model Pacific or similar, represented by Gunni & Trentino, is also used. This tile mimics cream-colored travertine marble, achieving continuity between the floor and vertical surfaces. This cladding is combined with another large-format porcelain tile, Heritage flame from the high-end brand Florim or similar, also represented by Gunni & Trentino. Both are installed floor-to-ceiling, according to the design.

The staircase steps will be finished in wood according to the design.





07. | EXTERIOR CARPENTRY

The design of the balcony doors providing access to walkable terraces is aluminum with a reduced profile, brand 'TECHNAL' or similar, finished in graphite, floor-to-ceiling height, and with rail floor, bottom profile flush with the floor, with thermal break and double glazing, with solar control, low emissivity, and a layer of clear Polyvinyl Butyral.

The remaining doors and windows are also aluminum, with an opening mechanism that is either tilt-and-turn or sliding, depending on the design, brand 'TECHNAL' or similar, in graphite finish, with thermal break and double glazing with solar control, low emissivity, and a layer of clear Polyvinyl Butyral.

08. | INTERIOR CARPENTRY

Pivoting entrance door from floor to ceiling, of great height and width, without visible frames, finished in natural oak wood. Hidden security hinges, anti-noise rubber, stainless steel hardware, and designer handle.

Interior doors from floor to ceiling, except those in the private basement, without visible frames, finished in natural oak, hidden black hinges, interior lock, stainless steel hardware, and designer handle finished in black.

Decorative panels and/or porcelain or wood mosaics in certain areas of the house, according to the design.

The wardrobes in the house, also designed by Gunni & Trentino, are made of laminated wood with integrated handles in aluminum profiling, from floor to ceiling, with interior modules entirely finished in laminated wood and an exclusive modular design for interior accessories mimicking leather or textile, including LED lighting to highlight specific areas.

Dressers for master bedrooms are designed by Gunni & Trentino, 'Poliform' brand or similar, and manufactured with a lightweight structure of aluminum framing, laminated wood with textile or leather finish, and glass folding doors with a bronze finish from floor to ceiling combined with laminated wood doors with a metallic finish according to the design, with integrated handles in aluminum profiling.

The design of the interior space has been carefully studied and is indirectly illuminated with LED lighting, fully equipped with accessories mimicking leather or textile, and a design that aims to promote the feeling of lightness and weightlessness of the elements.

Flush skirting on the wall throughout the house, 'filomuro' type or similar, finished in wood or porcelain according to the design.

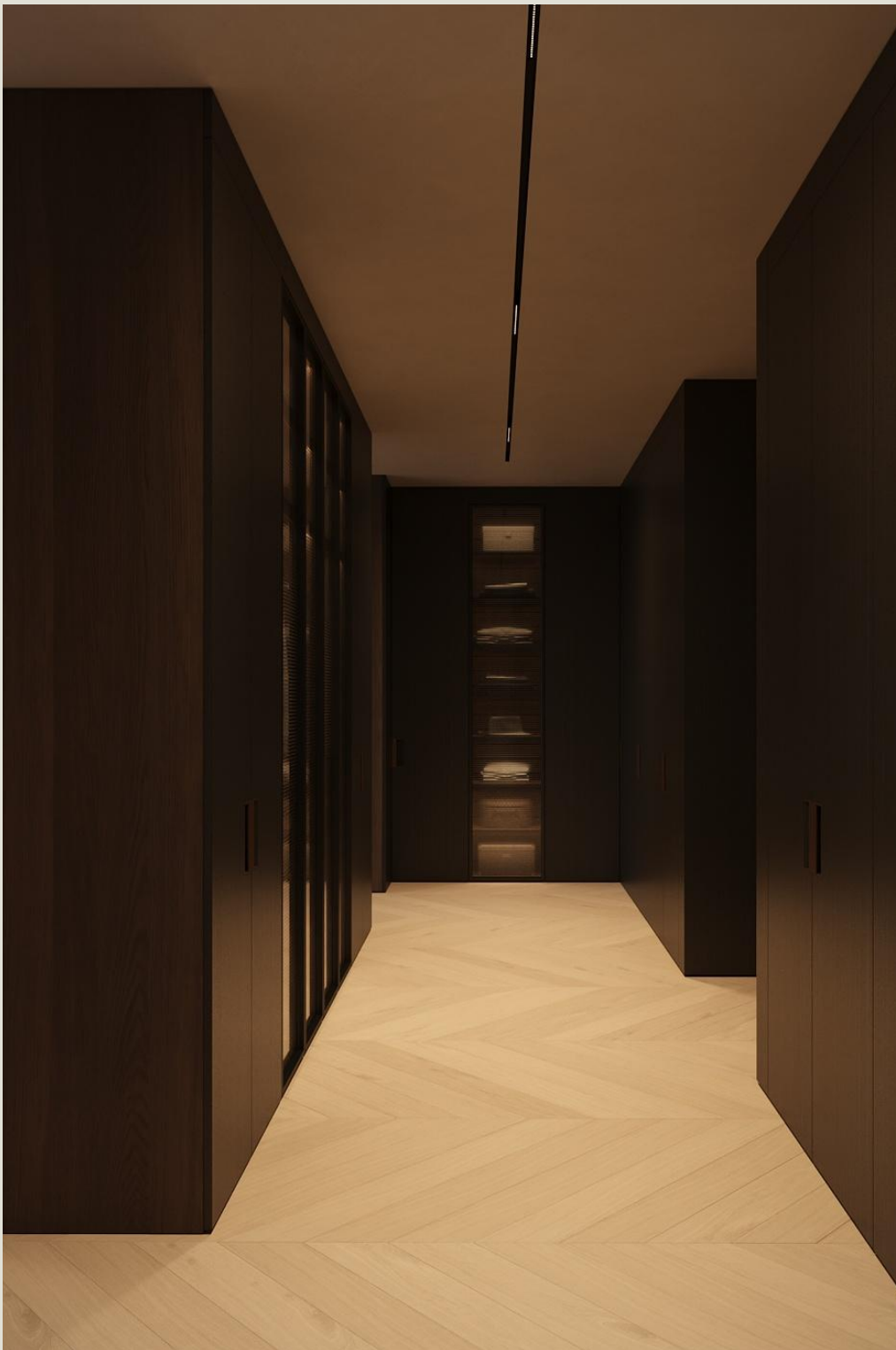
09 | LIGHTING, SOUND AND TELECOMMUNICATIONS

Special care has been taken in the study of the lighting of The Sky villas, combining various environments and smart home controls according to the needs of each space. Likewise, special attention has been paid to the placement of all electrical connection boxes within the house, as well as electrical and telecommunications cabinets, with the intention that they remain hidden.

Two different types of lighting environments are created in the main rooms. One of them consists of LED lighting with a diffuser panel for indirect and recessed lighting, located in different areas of the house to provide homogeneous and tranquil lighting.

Depending on the room, for example, in kitchens and bathrooms, LED lights are used to add subtlety to certain elements.





The mentioned LED lighting is combined, as applicable according to the design, with a main lighting system consisting of ceiling-mounted lighting tracks, allowing the combination of different adjustable illuminations, all combined with independent focal lighting, according to the design, to highlight certain areas and elements.

The lighting through tracks will allow the owner to customize different lighting elements in the future, as well as move them along the track.

'GIRA' or similar mechanisms, through a main touch screen located in the living room and the master bedroom, allow intelligent control of lighting, air conditioning, underfloor heating, sound, and access control throughout the house.

The rest of the rooms are equipped with 'GIRA' or similar smart keypads, configurable to easily control the temperature and lighting of the environments.

All of this can be controlled from the central screen located in the living room or from any fixed or mobile device with internet/WiFi access. In this way, the entire house can be managed from anywhere in the world, allowing the simulation of day-to-day usage routines, adjusting the temperature, programming the house lighting according to preset schedules, viewing the video intercom camera, and more.

Distributed WiFi repeater to provide complete coverage throughout the house.

Telephone and television outlets in all bedrooms and the living room.

With the aim of emphasizing the continuity between the interior and exterior, the same focal lighting system as in the house is also installed on the terraces. All of this is also controlled by the smart system.





10. | PLUMBING

The entire installation of cold and hot water is carried out in accordance with current regulations, with high-quality pipes for cold water and thermally insulated pipes for hot water, featuring partial flow cut-off valves in each wet room and individualized for each device.

Aerothermal system for the production of domestic hot water and water radiant floor heating for common areas and bedrooms, providing maximum energy efficiency.

11. | AIR CONDITIONING

Cooling and heating in the living room and bedrooms through ducts, using a multi-split VRF system, with room-individualized system incorporated into the home automation controller. Recessed linear grilles in the ceiling or wall, according to the technical requirements of each area, to combine aesthetic aspects with technical performance.

12. | UNDERFLOOR HEATING

Underfloor heating in common areas and bedrooms, using hot water pipes and recessed elements that enhance soundproofing in the residence, as well as electric underfloor heating for guest bathrooms, secondary bathrooms, and the main bathroom.

13. | BATHROOMS AND TOILETS

Suspended porcelain toilets in matte white for the guest toilet and bathrooms, "Laufen" brand or similar, with soft-close feature, built-in cistern, and front dual flush button, "Geberit" brand or similar, in different finishes according to the design.

In the main bathroom, as per the design, a freestanding bathtub model "Carlotta Trentino Solid" or similar, with a contemporary and minimalist design, and stainless steel fixtures, "Dornbracht" brand or similar.

Floating shower trays flush with the floor of the house, made of the same porcelain material as the house floor, non-slip finish, rectangular format, and drainage through the joints. The size of the showers will be according to the design requirements.

Sinks from the "Laufen" brand or similar, placed on a designer piece of furniture from Trentino Bath, by Gunni & Trentino, finished according to the design, and matching accessories from the "Windish" brand, by Gunni & Trentino.

Stainless steel faucets from "Dornbracht" brand or similar, as per the design, in all bathrooms and toilets of the villas. Thermostatic in the shower and built-in on the countertop, wall, or freestanding, as applicable.

In all bathrooms, a ceiling-recessed shower head, "Aqua Elite" brand or similar, dimensions according to the design.

Shower screens from the design brand Novellini, dimensions and model according to the design.

Custom-designed mirrors with LED lighting as applicable according to the design for bathrooms and guest toilet.

For the sauna and hammam in the basement, the models SKY and NUVOLA from the brand EFFE or similar, by Gunni & Trentino.









14. | KITCHEN

High-end lounge kitchen, "Poliform" brand or similar, customized and adapted to the design and materials of the villas, with waterproof surfaces, finished up to the ceiling as applicable according to the design, integrated handle or push-up system as applicable, and impact-resistant edges.

The baseboard is smooth aluminum, with state-of-the-art hardware, soft-close hinges, and hidden shelf supports.

Drawers and cabinets made with an interior structure, fully equipped with accessories and hidden power outlets, as applicable.

Countertop front made of large-format porcelain, with a finish imitating natural stone and a light limestone color appearance, according to the design, including LED lighting as per the design.

Concealed kitchens.

15. | APPLIANCES

High-end appliances with integrated design and high energy efficiency, consisting of the following elements:

- "Gaggenau" or similar induction cooktop that incorporates an extraction system using charcoal filters, fully integrated into the kitchen island.
- "Gaggenau" or "Miele" or similar oven with intuitive and automatic touch programs.
- "Gaggenau" or "Miele" or similar steam oven for professional-level cooking.
- "Miele" or similar wine cooler for the most discerning wine lovers.
- Warming drawer by "Gaggenau" or "Miele" or similar.
- Vacuum sealer "Gaggenau" or "Miele" or similar.
- Integrated refrigerator "Gaggenau" or "Miele" or similar.
- Integrated freezer "Gaggenau" or "Miele" or similar.
- Pull-out single-lever faucet in copper design, brand "GESI" or similar.
- Integrated dishwashers "Gaggenau" or "Miele" or similar.
- Washing machine "Gaggenau" or "Miele" or similar, located in the private basement laundry room.
- Dryer "Gaggenau" or "Miele" or similar, located in the private basement laundry room.









16. | PAINTING

The exterior finished with white exterior paint, according to the design. Interior walls and ceilings will be painted with smooth white plastic paint where applicable.

17. | PRIVATE BASEMENT, GARAGES, AND OTHERS

Individual private basement fully finished for each residence, featuring a foyer, en-suite room, toilet, utility room, laundry room, and versatile area if applicable, with direct access from the garage.

Direct access to the residence from the private basement via a private elevator and private staircase connecting the private basement to all floors of the house, stopping at each one.

Flooring in the private basement identical to that of the residence, walls with a white paint finish, and a false plaster ceiling.

Each residence enjoys parking space for 2 cars in the covered garage with direct access to the residence, with provisions for connecting electric cars according to current regulations.





18. | EXTERIORS

Entrance to the residential complex through a gate with a surveillance booth.

Cobbled roads for vehicular and pedestrian access within the complex.

Plot perimeter defined by Hercules fence and/or brick wall, accompanied by vegetation.

Welcome wall design at each entrance to the residence.

Designer vehicle access gates with automatic opening through proximity Smart Key.

Designer pedestrian access gates.

Overflowing outdoor pool constructed with ceramic gres, Ezarri brand in iris pearl color or similar, from Gunni & Trentino.

Rectangular shape with a 'low shelf' area. Water treatment with salt chlorination and interior lighting.

Solarium next to the pool composed of synthetic decking from the Exterpark brand or similar, from Gunni & Trentino.