

Quality Report

FOUNDATION AND STRUCTURE

Reinforced concrete foundation suitable for the Geotechnical Study of the plot. Structure with reinforced concrete slabs for the rest of the floors.

ROOF

Non-walkable inverted roof, composed from interior to exterior of slope formation, mortar leveling layer, bituminous primer, double waterproofing membrane, geotextile, protective mortar layer, thermal insulation, geotextile film, and gravel layer.

Walkable roof, composed from interior to exterior of vapor barrier, thermal insulation, geotextile film, slope formation, mortar leveling layer, bituminous primer, double waterproofing membrane, geotextile film, protective mortar, and non-slip flooring.

EXTERIOR ENCLOSURE

Facade made of brick panel covered with mortar according to the design defined in the project, with high-performance thermal insulation, air chamber, dry partitioning with galvanized steel structure, mineral wool thermal-acoustic insulation, and plasterboard.

INTERIOR PARTITIONS

Between dwellings, soundproof brickwork with dry partitioning on each side with galvanized steel structure, mineral wool thermal-acoustic insulation, and plasterboard.

Inside the dwelling, plasterboard, galvanized steel structure, mineral wool thermal-acoustic insulation, and plasterboard. Water-resistant plasterboard in wet areas.

CEILINGS

Plasterboard ceilings throughout the dwelling and water-resistant false ceiling in wet areas. Finished with smooth plastic paint.

False ceiling with access panel in bathrooms where air conditioning and/or ventilation units are located.

INTERIOR FLOORING AND WALL COVERINGS

Living rooms, kitchens, bedrooms, hallways, lobbies, bathrooms, and toilets with first-class porcelain stoneware flooring.

Vertical surfaces tiled at different heights with first-class ceramic tiles and smooth plastic paint suitable for wet areas according to the design specified by the project management.

Rest of the interior of the dwelling finished with smooth plastic paint in a soft color on horizontal and vertical surfaces.

EXTERIOR FLOORING AND WALL COVERINGS

Terraces finished with non-slip porcelain stoneware flooring suitable for outdoor use.

Common areas with non-slip flooring and stair steps in natural stone or porcelain ceramic cladding of first-class brands, according to the project.

SANITARY WARE AND FAUCETS

White vitrified porcelain sanitary ware from top brands.

Resin shower trays in the main and secondary bathrooms with a shower screen made of safety glass.

Main and secondary bathrooms with countertop basins and vanity unit.

Single-lever faucets from top brands. Thermostatic shower faucets.

INTERIOR CARPENTRY

White lacquered wooden doors with stainless steel hinges and stainless steel lever handle system.

Modular built-in wardrobes with textile-finish melamine board interior or similar, separator shelf, hanging rail, and doors matching the interior doors in color and design.

EXTERIOR CARPENTRY

High-performance PVC or lacquered aluminum with thermal break, as per the project management's decision, sliding or tilt-and-turn depending on the project. Double glazing with insulating chamber, "Climalit" type or similar.

Aluminum roller shutters with thermal insulation in bedrooms and living rooms. Motorized in bedrooms and pre-installed in the living room.

HOT WATER AND AIR CONDITIONING INSTALLATION

Domestic hot water installation through aerothermal system according to the execution project.

Air conditioning system via ducted heat pump, installed in the false ceiling of the bathroom.

Underfloor heating throughout the dwelling, powered by the central aerothermal unit.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

Electrical installation in compliance with REBT, high electrification grade, with a protection panel from top brands and electrical mechanisms from top brands.

Video intercom at entrances.

TV/FM and satellite antenna installation in all rooms except bathrooms. Ethernet outlets in all rooms except bathrooms in compliance with ICT-2 regulations.

SMART HOME CONTROL

Home automation system controllable via smartphone including the following functions:

- Climate control management.
- Lighting on/off control.
- Shutter control.
- Fire and flood detection.

MISCELLANEOUS INSTALLATIONS

Pre-installation for electric vehicle charging.

Motorized garage access door with remote opening system.

KITCHENS

Equipped with high and low capacity cabinets in high-pressure laminate with soft-close system for drawers.

Stratified quartz countertop, Silestone/Neolith type, and paneling between upper and lower cabinets.

Appliances include induction hob, integrated dishwasher, oven, microwave, refrigerator, extractor hood, washing machine, and dryer

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SECURITY

Reinforced entrance door with peephole, hinges, and security lock.

Video intercom system at urbanization access and in dwellings.

URBANIZATION AND COMMON AREAS

Internal roads in the urbanization with stamped concrete or similar.

Exterior enclosure: Concrete block wall or plastered and painted brick wall with metal fencing, according to the project.

Community swimming pools with salt chlorination and an indoor heated lap pool.

Social lounge / Coworking space and fully equipped gym.

Spa area.

Landscaped common areas with lighting system according to the urbanization project.

NOTE: Regarding stone materials, it is noted that natural stone presents variations in tone and color, as well as inevitable imperfections. The project management will determine, in each case, whether the quality of the natural stone is acceptable or if any repairs are necessary.

THESE SPECIFICATIONS MAY BE MODIFIED BY THE PROJECT MANAGEMENT AND REPLACED BY SIMILAR ONES WITHOUT COMPROMISING THE INITIALLY PLANNED QUALITY.

Marbella, March 24, 2025