



## **BUILDING SPECIFICATIONS**

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### **FOUNDATIONS AND STRUCTURES**

- Reinforced concrete slab foundations.
- Reinforced concrete structure, with reticular framework. Staircases made of solid slabs of reinforced concrete.

### **ROOFS**

- Non-passable flat roofs. All air conditioning equipment will be placed in areas with access from all common areas; with waterproofing and thermal insulation, in all cases.

### **WALLS AND PARTITIONS**

- Prefabricated concrete walls / artificial stone or double hollow brick, gypsum board insulation and cladding.
- Separations of common areas and areas between dwelling units with double hollow brick partitions, insulation and gypsum board cladding inside dwellings.
- Interior partition walls of ceramic brick to bathrooms and laminated plasterboard (with internal insulation) to the rest of the house.

### **FACADES**

- Prefabricated concrete / artificial stone or white or coloured façade plaster finish with plastene.
- Folding and sliding exterior windows with PVC profiles and thermal break.
- CLIMALIT type double glazing: 6/14/4 (windows) or 3 + 3/10/4 + 4 (balcony doors).
- Motorised roller blinds in bedrooms; in ground floor dwellings, also in kitchens and living rooms.
- Exterior friezes to terrace parapets, in lacquered aluminium (except top two floors).

### **PAVEMENT**

- Thermoacoustic insulation on slabs.
- Large porcelain stoneware tiles covering all interior floors.
- Porcelain stoneware floors for outdoor use on terraces.

### **INTERIOR WALLS**

- Premium quality stoneware tiles in bathrooms.
- Smooth plastic paint finish in other rooms.

### **INTERIOR JOINERY**

- Main entrance armoured door with security lock.
- Interior carpentry in lacquered wood with horizontal grooving.
- Wardrobes in all bedrooms, with lacquered wood doors with horizontal grooving, lined inside with textured melamine, with shelving and hanging bar.

### **KITCHEN**

- High and low furniture with laminate finish.
- Extractor hood

- Frontispiece between units and worktops in granite or natural stone and resin.
- One bowl recessed stainless steel sink.
- Vitroceramic induction hob, 3 rings.
- Integrated oven and microwave.
- Fridge-freezer (can be integrated).
- Dishwasher (can be integrated).

## BATHROOMS

- White vitrified porcelain sanitary ware.
- Suspended vitreous porcelain washbasins in white and lower unit
- Recessed resin shower trays with glass partition.
- Mirrors in all bathrooms.
- Quality mixer taps.
- Underfloor heating in all bathrooms.

## FACILITIES

- Installation of air conditioning/heating via ducts with adjustable discharge grilles. Exterior unit (condenser) on the roof, interior unit (evaporator) in the false ceiling of the second bathroom. Thermostat control.
- Renewable **hot water** (solar energy).
- Electricity installation in accordance with regulations (REBT). High quality brand light switches with the possibility of connection to a smart home system. Light fixtures in terraces, kitchen and bathrooms. Presence detectors for automatic lighting in common areas such as garages, doorways and stairways.
- **Telecommunications:** Basic telephone line, cable telecommunications, digital terrestrial TV and satellite dish; sockets in living/dining room, kitchen and all bedrooms.
- Video intercom.
- Installation of **fire protection** in garage and common areas, comprising forced ventilation, fire extinguishers and equipped fire hydrants.

## MISCELLANEOUS

- Closed circuit TV security to entrance and communal areas.
- Direct elevators from garages and storage areas, appropriate for people with reduced mobility, with automatic stainless steel doors with photoelectric cells.
- Built-in letterboxes.
- Fully enclosed community surrounded.
- Communal gardens, with lawn and trees. Automatic sprinkler and drip irrigation.
- Garden and pedestrian walkways lighting.
- 3 pools (infinity, swimming -partially heated- and a children's pool), all tiled.
- Jacuzzi.
- Underground parking and storage for each dwelling.
- Automatic doors with remote controls for garage access.

All specifications are subject to change without notice, at the discretion of the Project Management, with similar or higher range replacements.

Dwellings can be adapted for people with reduced mobility.

Dwellings have a ten-year damages insurance guarantee for fundamental works in compliance with Law 38/99 of 5 November on Construction Planning (LOE).

Energy Rating: C (energy consumption) - B (emissions)