

QUALITIES REPORT

RESIDENTIAL SEÑORIO CIFUENTES 60 HOUSES, GARAGES, STOREROOMS AND SWIMMING POOL. LOS JARALILLOS. MUNICIPALITY OF BENAHAIVIS. MALAGA 14 May 2024

FOUNDATION AND STRUCTURE

Foundation by means of isolated footings. Structure with pillars, slabs and waffle slabs of reinforced concrete, according to provisions of EHE, NCSE-02 and Spanish Technical Building Code (CTE).

STONE MASONRY

Houses are built in accordance with the legislation in force for compliance with energy efficiency requirements in the CTE.

Separation between houses with ½ foot of perforated brick rendered on both faces with back-fill of laminated plasterboard with self-supporting structure and rock wool layer on both faces.

Layout partitions of laminated plasterboard with self-supporting structure.

External enclosures with a sheet of ½ foot of perforated brick, rendered external face, thermal insulation by means of sprayed polyurethane, backfill of laminated plasterboard with self-supporting structure and rock wool insulation.

ROOFS

Tiled pitched roofs.

LININGS

Interior linings will be executed with smooth plastic paint.

The outdoor linings will be executed with mortar cement rendering and paint finish.

TECHNICAL CEILINGS

Technical ceilings with sheets of laminated plasterboard in the entire house, according to detailed ceilings drawing.

FLOOR AND WALL TILE DECORATION

- Hall, corridor, living room, bedrooms, kitchen – laundry room and bathrooms: Floor tiles ARDESIA AVORIO 90X90.
- Skirting: ARDESIA AVORIO 15x90 ceramic.

- Main bathroom:
 - Wall tiling:
 - ❖ One wall-face: SALONI WHITE PASTE IVORY CAVANILLA 40x120 cm vertical + BRICK 7.5X30 horizontal.
 - ❖ Remaining wall-faces: SALONI WHITE PASTE ARDESIA AVORIO 40x120 cm horizontal.
- 2nd bathroom:
 - Wall tiling:
 - ❖ One wall-face: SALONI WHITE PASTE IVORY CAVANILLA 40x120 cm vertical + BRICK 7.5X30 horizontal.
 - ❖ Remaining wall-faces: SALONI WHITE PASTE ARDESIA AVORIO 40x120 cm horizontal.
- Terrace:
 - PORCELAIN floor: Traffic-bearing terrace floor tiling of porcelain SALONI, ARDESIA AVORIO 90X90 cm, NON-SLIP.
 - Skirting: SALONI ARDESIA AVORIO 15 cm.

EXTERIOR CARPENTRY

Sliding window in living room and hinged windows in bedrooms, STRUGAL trademark, in aluminium colour with safety glass windows in the exit doors to the terrace.

Motorised aluminium roller Venetian blinds in the bedroom windows, and multi-point closing system with micro-ventilation for indoor air quality compliance in accordance with Spanish Technical Building Code (CTE) regulations.

INTERIOR CARPENTRY

Armoured entrance door.

Smooth interior doors, finished in melamine FINSA GREY SARELA.

Wardrobes with smooth hinged doors, finished in melamine FINSA GREY SARELA. Interior melamine panelling TEXTILE CANCUN LINEN, with hanging rail, boot shelf and drawer unit.

ELECTRICAL INSTALLATION

In accordance with the legislation in force, low voltage regulation and Supply Company legislation.

Accessible installation by means of junction boxes and embedded plastic tubes.

Houses' switchboard with differential switch, magnetothermal (circuit-breaker) protection.

SCHNEIDER mechanisms.

Individual power meter.

Lighting pack is included based on the plan of your house. Embedded luminaires make BPM or similar, with cream white LED lamps.

USB socket/charger in kitchen and master bedroom for charging electronic devices.

Dimmer mechanism in living room.

TELECOMMUNICATIONS INSTALLATION

Sockets for telephone and TV in living room, bedrooms and kitchen.
Digital land antenna and satellite dish.
Installation in accordance with the Spanish Telecommunications Act.

PLUMBING INSTALLATION

Hot and cold water installation with cross-linked polyethylene piping (Wirsbo).
Equipped with general shut-off key and shut-off key in each wet room.

Drains network with soundproof drain conduits based on DB-HR of the CTE.

Sanitary ware: JACOB DELAFON trademark:

- Main bathroom:
 - Underfloor electrical heating system.
 - Toilet JACOB DELAFON, mod. RIMLESS RODIN PLUS to floor with concealed flush.
 - Shower platform mod. TECNIK white slate imitation 150x80.
 - VIVIENNNE furniture unit, of 140 cm, with Arlington Oak front and frame, sink of 1.40 m with two basins.
 - Mirror included.
- 2nd bathroom:
 - Underfloor electrical heating system.
 - Toilet JACOB DELAFON, mod. RIMLESS RODIN PLUS to floor with concealed flush.
 - Shower platform mod. TECNIK imitation white slate 150x80.
 - VIVIENNNE furniture unit, of 80 cm, with Arlington Oak front and frame, sink of 0.80 m with one basin.
 - Mirror included.
- Fixed glass partitions are included in both bathrooms.

Faucet fittings TRES mod. CUADRO.

SANITARY HOT WATER PRODUCTION INSTALLATION

Individual sanitary hot water system (SHW) per house, by means of an atherothermal system, comprised by an outdoor and indoor unit consisting of a wall accumulator.

PHOTOVOLTAIC INSTALLATION

Renewable electrical power production by means of community photovoltaic installation, for the partial self-consumption of the building.

In each apartment block, the system will be comprised by a set of photovoltaic panels installed on the roof.

AC/HEATING INSTALLATION

AC/Heating installation in each house by means of a hot and cold air conditioning system, with a zoning system by means of dampers in the living room and bedrooms, in order to personalise the air temperature in each room.

Each equipment set consists of an indoor AC/Heating unit for conduits and an outdoor condenser unit. As temperature control, each house has an ambient thermostat in living room and bedrooms with shut-off device, temperature selector and summer-winter change option. The air circulation is carried out by means of conduits in the technical ceiling. White grilles.

VENTILATION INSTALLATION

The houses will be equipped with a mechanical ventilation installation according to that provided under section HS3 "indoor air quality" of the Spanish Technical Building Code (CTE).

The air intake into the houses will be carried out by a multi-point closing system with micro-ventilation, enabled for this purpose in the exterior carpentry of the living rooms and bedrooms. The air circulation inside the house is facilitated through the interior doors, leaving a transit aperture for this purpose. The air outlet will be carried out by individual extraction conduits in the kitchens and bathrooms; each house will be equipped with individual mechanical extractors, for each ventilation conduits package.

Independently from general ventilation, kitchens are equipped with an extraction system for the cooking area, according to regulations in force.

KITCHEN

Equipped kitchen with wall furniture units in melamine combination: NATURAL SWISS OAK MELAMINE AND AUSTRIA COTTON with SILESTONE counter-top.

Equipped with SIEMENS appliances, with electric oven, microwave oven in column, induction plate, extractor hood, built-in refrigerator, dishwasher, washing machine, steel colour sink, steel colour faucet, TRES trademark, PANEL model.

ENERGY QUALIFICATION

The energy qualification scale measures the energy consumption, which is considered necessary to satisfy the energy demand of our building, as well as its CO2 emissions, in normal use conditions. It is legally mandatory to classify the real estate properties with a letter inside the scale. This scale refers to several indicators directly related to the CO2 emissions. This scale consists of: A, B, C, D, E, F, G.

The houses have the A energy qualification.

To achieve this qualification, in addition to improving the building systems, we highlight:

EXTERIOR AREAS

It will be equipped with community swimming pools (**with saline chlorination**) with showers and toilets.

Landscaped green zones.

Illuminated common areas with automatic irrigation.

Anti-slip Porcelain Base Pavement (C3) in the common zones of the blocks.

Precast concrete pieces in the paths connecting buildings.

LIFTS

Lift in each building, accessible for disabled persons, with 6-person capacity.

GARAGE

Each house will have an assigned parking place, numbered and signalled by means of horizontal paint on the floor.

Pre-installed conduits for each private garage place with charging option for electric vehicles.

Motorised vehicle access door to garage with remote control.

STOREROOMS

The storerooms will be rendered and painted on the walls and ceilings. It will be equipped with one light point.

The Qualities Report may be modified with elements of similar quality by the Technical Management during the course of the works due to justifiable technical reasons, stock shortages or supplier delivery delays which affect the delivery date of the house. In any case, the owner shall be formally notified of each eventuality.