



## QUALITY SPECIFICATIONS

### **STRUCTURE**

Reinforced concrete, consisting of waffle slab and columns according to current regulations.

### **EXTERIOR ENCLOSURE**

Half-foot thick brickwork with perforated brick.

Laminate plasterboard panels. With mineral wool insulation.

### **WINDOWS**

Perforated brick masonry with soundproofing. Laminated gypsum board lining, mineral wool panel insulation.

### **INTERIOR PARTITIONS**

Laminated gypsum boards and insulation with mineral wool panels.

### **PRETIL TERRACE**

Glass railing areas on hidden U-shaped profile and laminated safety glass.

SEPARATION of terraces of different dwellings

### **FALSE INTERIOR CEILING IN LIVING ROOM**

False ceiling formed by laminated plasterboard, placed on a hidden galvanized steel structure, with mineral wool acoustic insulation.

It includes a 15cm curtain panel with LED lights in all rooms and a false ceiling at two heights with perimeter sealing in the living room.

### **EXTERIOR FALSE CEILING**

Suspended false ceiling, formed by slats with accessible areas for access to facilities. Perimeter area with metallic finish with rail for LED lights.

### **INTERIOR FLOORING**

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75x75cm Gunni & Trentino or similar porcelain stoneware tile flooring, with impact noise insulation under flooring.

## **EXTERIOR FLOORING**

75x75cm Gunni & Trentino C3 non-slip porcelain tile or similar, forming slopes for water drainage.

## **LED STRIP IN INTERIOR PARTITION WALLS**

Profile with LED strip in interior partition walls, in vertical position, placed at the entrance to the house, bathrooms and corridors, according to design.

## **CARPENTRY**

### **ENTRANCE DOOR**

Access door with 1 hinged leaf, white interior finish with stainless steel handle, with security lock and 3 anchor points and 3 hinges, weatherstripping and peephole.

### **INTERIOR DOORS**

1-leaf hinged door, floor-to-ceiling height, white/wood finish.

### **WARDROBE DOORS**

Closet front consisting of smooth hinged doors finished in white, with a handle on each leaf. Dressing rooms will not have doors.

Interior lining of built-in closet, made with wood-effect boards. Includes hanging bar and drawer divisions and led light.

### **BALCONY DOOR**

Balcony formed by 2 leaves, Cortizo system with RPT lacquered in silver gray or textured anthracite.

Double glazing 4+4/12/4/4+4.

Double glazing 4+4/12/4/4+4 with solar control. Includes motorized aluminum blinds on all windows.

## **BATHROOMS**

Tiled with Gunni & Trentino pieces or similar, dimensions according to design.

Villeroy & Bosch suspended toilet or similar.

Underfloor heating in bathrooms.

Resin washbasin (white matte finish).

Hansgrohe talis S80 washbasin faucets or similar, on countertop mirror backlit Led.

Backlit mirror, with Philips LED lights or similar, suitable for bathroom installations.

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White resin shower tray.

Slate finish removable hidden grid, flush with pavement. Hansgrohe Grometta or similar shower faucet equipment, fixed side screen of tempered glass, electric towel rail in master bedroom.

## **KITCHEN**

Low and High units ( led stripe on top units),with matt white lacquered doors with finger pull, Silestone worktop, splashback area according to design.

Stainless steel sink under worktop (Franke faucet or similar)

## **ELECTRICAL APPLIANCES**

Complete whitegoods appliances, consisting of: Induction hob, electric oven, microwave, extractor fan ,dishwasher ,refrigerator and washing machine .

## **PENTHOUSE:**

Solarium with pergola and bench.

## **ELECTRICAL INSTALLATION**

Electrical installation according to current regulations. Including recessed light points and LED strips, mechanisms and Schneider Electrics, New Unica or similar.

Air conditioning installation (Daikin or similar) Installation of air conditioning, indoor unit in false ceiling bathroom, ducts and supply and return grilles in each room, screen for general control in the entrance area of the house.

**INSTALLATION OF HOT AND COLD WATER SUPPLY ;**Domestic hot water production with aerothermal system and solar panels with accumulator tank for hot water production.

## **COMMON AREAS**

Underground parking with storage room, electric car charger in different areas.

Installation of communications, mailboxes, video intercom.

Communal swimming pool, children's pool, jacuzzi, large garden area, Fitness Club and Coworking area.