

Olivos Specifications

General construction

- Reinforced concrete structure.
- Exterior brick walls, thermal-acoustic insulation and laminated plasterboard towards interior faces.
- Interior partitions of laminated plasterboard over the structure of galvanized steel profiles, with thermal-acoustic insulation, and water resistant in bathroom, toilets and kitchens.
- Partitions between dwellings with acoustic insulated brickwork and double laminated plasterboard screwed to galvanized sheet structure.
- Roofs and terraces are waterproofed and thermally insulated, finished with finest quality ceramic tiles.
- Covered terraces, with security glass railings.

Common areas

- Electric lifts, Otis brand Gen2 Switch Comfort, or similar; with capacity for operation by accumulators in case of power outage.
- Communal pool with perimeter overflow and purification by saline chlorinator and pH meter.
- Parking with automatic opening and remote control system.
- Pedestrian entrances with coded gates and access by video porters.
- Urbanization perimeter totally fenced, with pre-installation of security system.
- Exterior lighting, street furniture and internal pedestrian paths.
- Community gardens with great variety of trees and native gardening with the required irrigation facility

Apartments

Internal wall covering

- All vertical and horizontal interior finishes with smooth plastic paint, matte finish.
- False ceilings with plaster plates throughout the dwelling.

External wall covering

- Waterproof mortars.
- Finishing in top quality outdoor paint.
- Some exterior panels (special) will be clad with natural stones or they will be of exposed concrete.

Internal flooring

- Premium porcelain flooring in limestone or gray shades with skirting of the same material, using large format in living room, kitchens and terraces, and smaller format in the rest of the dwelling.

- On covered terraces and porches, this material is used in its non-slip version.
- Acoustic insulation of floors with polyethylene flexible sheet type *Impactodan* (10 mm).

External flooring

- Pool area and access roads with anti-slip porcelain imitating stone, artificial wood decks, colour to choose, prefabricated concrete parts, deactivated concrete made "in situ" and river boulders.
- The access road to the basements will be cement pavers in grey or stone tones, or prefabricated pieces of concrete.
- Stairwells and vestibules will be ceramic tiles imitating stone, similar to the flooring used inside the apartments.
- Garages with continuous concrete floors polished with quartz, grey colour.

Bathrooms

Flooring

- Main bathroom: shower flooring made "in situ", with porcelain of the same material as the flooring, but in a non-slip version and in a format appropriate to its dimension.
- Flooring in main bathroom with porcelain ceramics of finest quality and special format, alternating finishes and textures in some walls.
- Secondary Bathroom: the same porcelain flooring, except on the three walls of the shower, where ceramic imitating wood will be used.
- Toilets will have the same ceramic material of the bathroom for the floor and WC wall, and on the rest of the walls, an imitation of stucco paint.

Sanitary appliances, faucets, accessories

- Finest quality suspended sanitary appliances, with built-in cistern and wall fixed flush button.

- Master bathroom with free standing bathtub of special design.
- Toilet seats with Soft-Close System.
- Glass partitions in showers with fixings to ceiling and walls.
- Design accessories in bathroom.
- Master bathroom with built-in washbasins on counter-top in Dekton or similar, on a white lacquered under-counter cabinet.
- Guest bathroom with built-in counter-top washbasin in Dekton or similar, separated from a cabinet imitating wood.
- Mirrors suspended and separated from the wall by aluminium spacers with a strip of warm leds to retro illuminate. Electric anti-fog system in mirrors both in main and secondary bathroom.
- Chrome-plated top-quality faucets.
- Secondary bathroom with 20X20 cms built-in wall shower spray heads and wall-mounted shower mixing faucet.
- Main bathroom with 30x30 cms built-in ceiling shower spray heads and wall-mounted shower mixing faucet with automatic heat control.

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Interior carpentry

- Main entrance door to the apartments finished in wood. Height 2.40 mts with security crank and lock.
- Interior doors and closet fronts with wood finish of 2.40 mts.
- Interior doors will have a hidden hinge system of matt stainless steel (4 units per door) and high quality fittings.
- Fully fitted wardrobes, with interiors lined with wood veneer.

Exterior carpentry

- All the exterior carpentry in aluminum wood imitation in color to be defined and carpentry fully insulated.
- Motorised shutters in bedrooms only (with easy access for maintenance).

- All windows will have multipoint closures with security closure and opening handles on each leaf.
- CLIMALIT style double glazing of varying thicknesses depending upon the size.

Kitchens

- Kitchen with the same ceramic material as the rest of the dwelling.
- Designer kitchen with high and low large capacity cupboards. Composite worktop.
- Fully equipped kitchen with induction hob, oven, microwave, built-in dishwasher, extractor hood, refrigerator, washer and dryer.
- SIEMENS, BOSCH or similar brand appliances.

Installations

Plumbing and sanitary pipework

- Soundproofed drainage network, with PVC pipes.
- Hot and cold water distribution with cross-linked polyethylene piping inside the dwelling, with insulated casing.
- Hot water equipment using high performance solar panels per block of apartments with water tank, and gas water heater if required.
- Water tap on terrace.

Electricity – TV – Phone

- The mechanism will be JUNG series LS 990 in white or similar.
- The electrical panel will be located inside the installations cabinet in the interior of the dwelling, with a space reserved for the anticipated domotic equipment.
- Installation of electric blinds in bedrooms.
- Illumination in corridors, kitchen and bathroom.
- Illumination on terraces.
- Pre-installation for led strips in living room and bedrooms.
- Pre-installation for motorisation of blinds in windows of living room.
- Sockets for electric towel rails in bathroom.
- Installation for reception of national channels and satellite dish for satellite channels.
- TV sockets RF + RI in living room, kitchen, and bedrooms.
- Telephone sockets with RJ-45 sockets located in kitchen, living room and bedrooms.
- Data points with RJ-45 sockets located in living room and master bedroom.

Air conditioning

- Unit per apartment with heat pump (cold-heat) brand DAIKIN or similar.
- Independent zone control will be installed with motorised grilles and Airzone system or similar to move the air.
- Rectangular fiberglass ducts, with interior and exterior lined with aluminum foil type Climaver plus.

Domotic system

- Basic home domotic system, touch screen with control over the following elements:
 - Shutters
 - ACS recirculation pump
 - General water shut-off valve for the dwelling.
 - Flood detectors.
 - Air conditioning On-Off system.
 - Lighting (general cut switch)
 - Connect lighting of the lounge, hall and corridors
- Pre-installation of home automation for the whole house, with conduit pipes for possible expansion of the control system.

Other installations

- Installation of solar energy for the production of hot water.
- Video intercom with exterior and interior opening system in dwelling.
- Fireplace pre-installation in living room.
- Alarm pre-installation with hidden conduit for possible installation of central control in wardrobe, detectors and access keyboard.

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