

QUERCUS

REAL de La Quinta

PHASE II

CONSTRUCTION SPECIFICATIONS

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THIS PROJECT'S TOP FEATURES

- State-of-the-art air-conditioning system
- Highest-quality insulation systems for outdoor and indoor walls.
- High energy-efficient design windows, including double glazing and UV protection.
- Kitchens equipped with premium-quality materials.
- High-quality appliances.
- LED lighting.
- Installation of dimmable LED strip lights in living room and bedroom cornice mouldings.
- Electric underfloor heating system in bathrooms.
- HAVC Zoning System
- Home Automation System.
- USB charging plugs in bedrooms and kitchen.
- WI-FI access point per dwelling unit.
- Locker safe in one of the wardrobes.
- Pre-installation for motorized curtain rods in living room.
- Pre-installation for a gas fireplace in living room.
- Mirror in bathrooms 1 and 2 with electric anti-fog system.
- Greywater reuse system.
- Swimming pool with salt treatment.
- Pipes covered with Armaflex insulation tape (cold & hot water pipes).
- Pre-installation for perimeter security system with video surveillance cameras.
- Automatic control system for lighting switch-on with motion sensor detector in common areas for security.
- Energy-saving and high-efficient lighting in all common areas.





BREEAM CERTIFICATION

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the most advanced method for assessing and certifying the sustainability of buildings. It is the world's leader method established on the market over 20 years ago and with more than 541,000 certified buildings in 77 countries since it was created in 1990.

BREEAM® works for a more sustainable construction that provides financial, environmental and social benefits for all those people linked to the life cycle of a building (developers, owners, tenants and occupiers) at the same time as it transfers the Company's Corporate Social Responsibility to society and market in a clear and easy-to-perceive manner.



** Data contained in these specifications are provided only as guidance and can be subject to changes.*

ADDITIONAL TECHNICAL INFORMATION

10-YEAR NEW-BUILDING WARRANTY INSURANCE

A 10-year Warranty Insurance will be taken out with an Insurance Company with certified solvency. This insurance will guarantee a 10-year coverage for compensation of damage to property caused by faults or defects arising out of, or in relation to, foundations, load bearing elements, columns, slabs, retaining walls or any other structural elements whatsoever, and which may directly endanger the building mechanical resistance and stability.

The construction process will be at all times supervised by the Technical Supervision Body (OCT) in order to ensure that the construction works will be performed under the most strict quality and building security controls.

STRUCTURE ACCORDING TO CTE STANDARDS

The structure and foundation will be made of reinforce concrete according to requirements laid down in the Standard Building Specifications Manual (CTE) concerning Structural Security matters.

QUALITY CONTROL

Quality control of construction processes and materials by an authorized and approved Laboratory.

Concrete: controls and testing according to UNE EN 12350-1:2009 UNE EN 123502:2009 UNE EN 12390-2:2009 UNE EN 12390-3:2009 + AC:2011

González & Jacobson

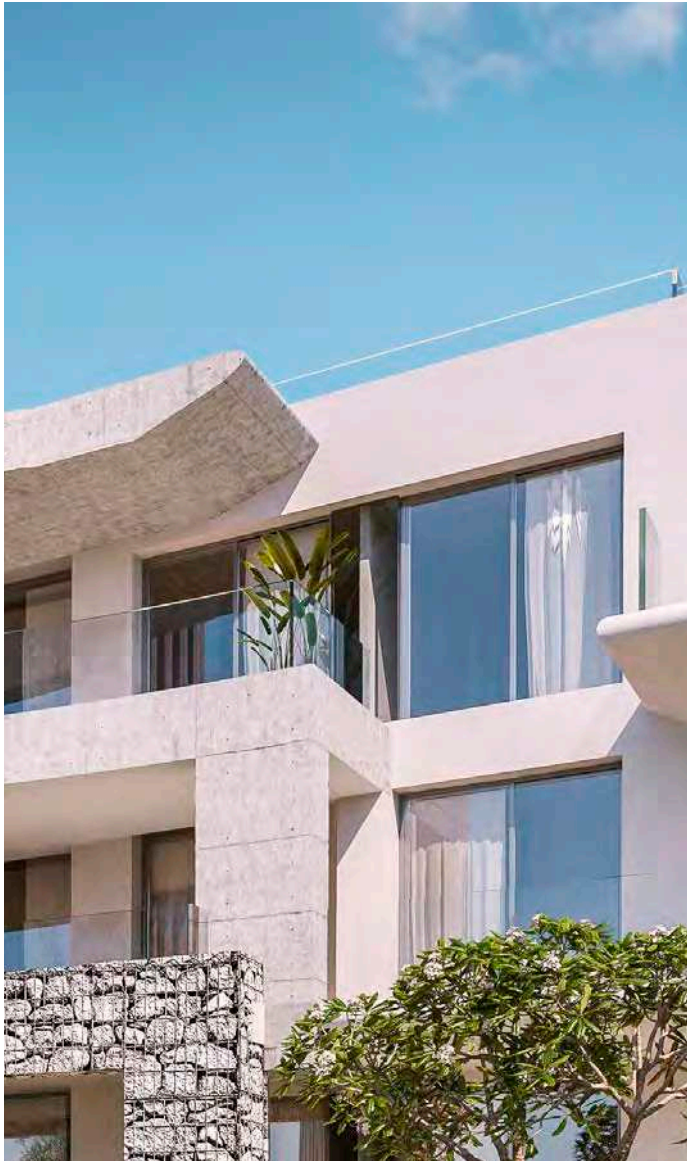
ARQUITECTURA

In order to achieve a solid, sustainable and premium-quality construction, G&J Arquitectura pays extreme attention to the exhaustive control of project's quality, its materials and performance, after having thoroughly selected both outdoor and indoor materials which, together with the special care given to architectural details, will allow us to offer the best construction solution to ensure future users' welfare.

In order to offer warming, comfortable and energy-efficient environments, the dwelling units will be equipped with premium-quality floors, fully-equipped kitchens and bathrooms, LED lighting, avant-garde temperature setting systems, as well as PVC outdoor carpentry with Climalit glazing for a better sound and thermal insulation.

QUERCUS also has a technical department whose staff will be pleased to offer you advise about the possibility of customizing and improving your house, by implementing a number of additional elements which will allow you to adapt your home to your needs.





FOUNDATIONS

Foundations will be designed as slab foundation. The execution of foundation work will depend on the data shown by the geotechnical survey.



LOAD-BEARING AND HORIZONTAL STRUCTURE

The structural system will consist of reinforced concrete rectangular columns bearing the load of solid slab rafts. The installation of hanging beams for spans is being considered.

FAÇADES

In general, the exterior side of façades will be made of 15cm-thick perforated brick walls (more commonly known as solid brick) with a rendering coat both on the inside and outside face (thickness=2 & 1.5 cm respectively), with air chamber and a spray polyurethane foam insulation layer measuring 3cm thick and 35 kg/m³ density. On the inside face, there will be two coats of laminated gypsum plasterboard, screwed to a galvanized steel structure and anchored to the floor and ceiling with gaskets in the bottom side and felt seals in the upper side.

This type of enclosure ensures comfort inside the dwelling unit, isolating it from the outside and securing energy saving.

In some sections, exterior brick walls will be coated with stone-like gabion retaining walls.

ROOFS

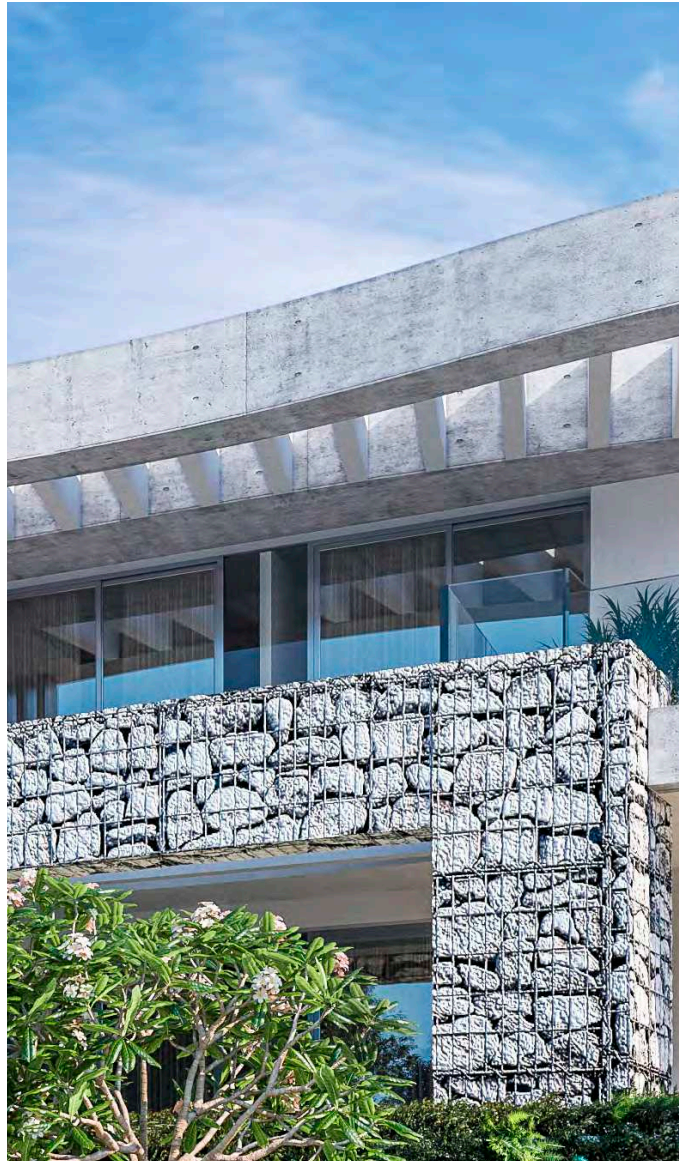
Trafficable and non-trafficable roofs above habitable areas will have a pitch ranging from 1% to 5% and will consist of a vapour barrier -where necessary, including cement mortar slopes, a geotextile membrane to separate different types of materials, an insulation coating, waterproofing with modified bitumen sheets, a protective layer of M5 cement mortar, with screed for flooring – with non-slip floor tiles according to uses.

In terraces and porches built above non-habitable areas, there will be a waterproofing layer by means of a waterproofing membrane adhered with a previous prime coat to the cement mortar supporting base which forms the pitch (1% to 5%), finished with screed and protected with a geotextile separating layer and a protective cement mortar layer with screed for flooring.

Trafficable roofed terraces above non-habitable areas will be built in the same manner as roofs without insulation.

PARTITION WALLS

Boundary walls between houses will be made of soundproofing perforated bricks (1/2 foot) bound together with cement mortar, a coat of luting cement on both faces, and self-supporting backfilling on both faces consisting of a double laminated gypsum plasterboard sheet, screwed to a galvanized steel structure, anchored to the floor and ceiling with felt seals both in the bottom and upper sides. Thermal insulation made of a bare



rockwool panel, for sound and thermal insulation, fitted in the profiles section.

For **inner partition walls**, multiple walls made of laminated gypsum plasterboard sheets, screwed to a galvanized steel structure anchored to the floor and ceiling with felt seals both in the bottom and upper sides.

Thermal insulation made of a bare rockwool panel, for sound and thermal insulation, fitted in the profiles section.

CLADDING

Exterior cladding will be continuous and will consist of rendering coats of traditional water-resistant cement mortars, strengthened and reinforced where there is a change of material with wire mesh (thickness= 2 cm both in horizontal and vertical walls).

Rain gutters will be rendered and waterproofed with technical mortar. Some special pieces of polymer concrete will be placed on top of these waterproofing coats.

Suspended plasterboard ceilings **-Pladur type or of a similar brand**, will be installed thorough the whole dwelling unit. In roofed porches, and other outdoor sections where necessary, it is intended to install a suspended ceiling made of cement boards.



**FLOOR & WALL TILING
COMMON AREAS**

In outdoor areas, swimming pool and sunbed areas, etc... non-slip materials will be used. Materials to be used will be stone-look porcelain stoneware tiles; *Brand, Supergres. Collection, French Mood. Model, Cluny 60X60 Strutturato C3 or similar; or Brand, Supergres. Collection, Lake Stone. Model, Lake Pearl 60X60 Strutturato C3 Tiles or similar.* Decks made of artificial wood or wood-look ceramic material in a colour to be determined, precast concrete pieces, on-site washed concrete or stamped concrete.

Pedestrian pathways will be made of precast concrete pieces, “on-site” washed concrete, cement or stamped concrete paving slabs.

Basement access pathways will be made of cement paving slabs in grey tone colours and stones or precast concrete or stamped concrete pieces. Asphalt will be also used in some areas.

Tiling of building stairs and halls will be made of porcelain stoneware tiles *Brand, Mirage. Collection, Glocal gc 02 perfect 60x60 c3, in colour perfect o similar.*

Continuous polished quartz concrete flooring in grey colour in garages.

CERAMICHE
SUPERGRES

MIRAGE[®]
Porcelain.Design.Sustainability



BRAND SUPERGRES,
LAKE STONE COLLECTION, MODEL LAKE PEARL



BRAND MIRAGE,
GLOCAL COLLECTION



BRAND SUPERGRES,
FRENCH MOOD COLLECTION, MODEL CLUNY



FLOOR & WALL TILING PRIVATE AREAS

The house flooring will be made of large porcelain stoneware tiles, 90 x 90 or similar. *(Brand, Peronda or similar. Collection, Nature. Colour, white OPTION A, beige OPTION B o grey OPTION C, at customer's choice)* with skirting board of the same material embedded in the first plasterboard sheet or the like.

Bathroom 1, 2 and toilet will have the same type of floor tiling and in the same size, and tiling in shower areas will be made "on-site" with the same non-slip material C3.

Tiling in terraces and roofed porches will be made of the same material but in its non-slip version.

In addition, there will be flooring *acoustic insulation* by means of flexible cross-linked polyethylene foam membrane type Impactodan (10 mm).



NATURE WHITE
OPTION A



NATURE BEIGE
OPTION B



NATURE GREY
OPTION C



An attractive design.

Comfort: nice, elegant and warm material.

Its high abrasion resistance turns it into a long lasting, impact-proof and scratch-resistant material.

Its porosity is almost inexistent, as well as its water absorption rate.

It is very compact, hence also resistant to sudden changes in temperature and humidity.

High resistance to chemicals.

Low maintenance and easy to clean.

Hygienic material since it has the property to trap bacteria causing allergies.

Stain-proof tiling, so it is a good alternative to some natural materials that can be easily stained, like marble.

Its colours will remain the same despite sudden changes in temperature or sun exposure.

BATHROOMS:

WALL TILING, SANITARY WARE, TAPS & FITTINGS

Master Bathroom

Wall tiling: Tiling of basin wall, shower side wall and toilet wall will be ceramic *(OPTIONS A, B and C at customer's choice, 60X120 or similar)* and the other shower wall *Brand, Atlas Concorde. Collection, Brave Blade Gypsum 40X80 or similar.*



ATLAS CONCORDE
COL. BRAVE



ATLAS CONCORDE
COL. KLIF

Sanitary ware: Wall-hung toilets *Model Subway 2.0 Brand Villeroy or similar* with built-in cistern *Brand Geberit Sigma 30 White colour or similar* and flush button *Model Sigma Brand Geberit or similar*. Optional bidet.

Soft-close system in all toilet seats, which will provide discretion and greater durability.

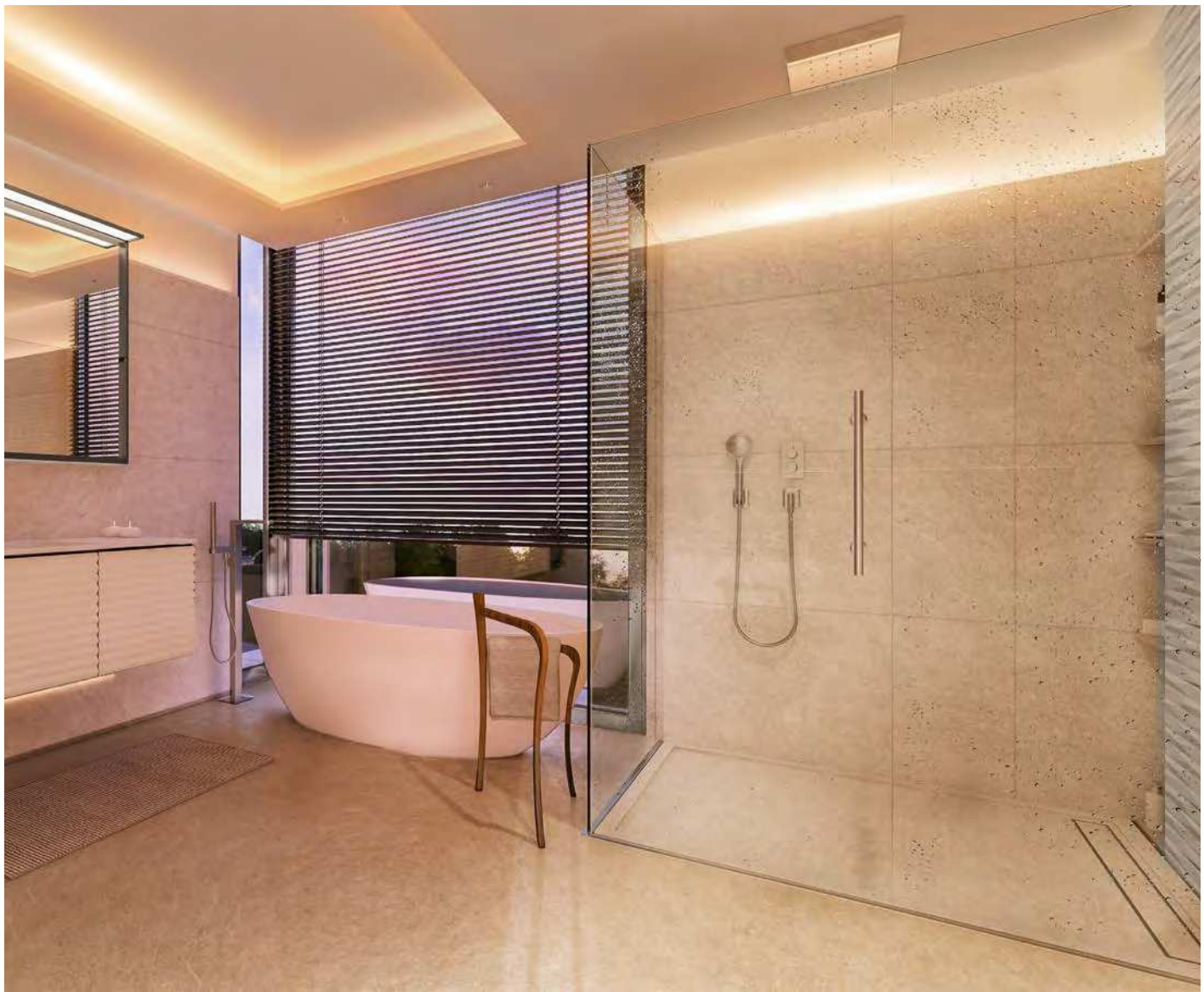
The bathtub in the master bathroom which includes this option will be a freestanding bathtub *Model Trento, size 170x80 Brand Sanycces or similar*, and bathtub-shower mixer faucet for floor-mounted bathtub *Model Lissé, Brand Dornbracht or similar.*



GEBERIT PULSADOR
SIGMA 30 BLANCO/CR BL
DUOFIX WC UP320 12 CM



VILLEROY
WC SUSP. SUBWAY 2.0





There will be a wall niche for shower gels in the shower section.

In the master bathroom, there will be a drawer vanity unit with double basin, *Cristalplan or similar*, 1.5 cm high (*Dolce Vita Model in colour MC04- Bianco Perlato, Idea Group Brand or similar*).

Bathroom wall mirror with warm-led light in the upper edge of the mirror, *Unibaño brand or similar*.

The mirror will be as wide as the vanity countertop and will be equipped with an electric anti-fog system.

Fittings: Wall-mounted mixer faucet in washbasin *Model Lissé, Brand Dornbracht or similar*.

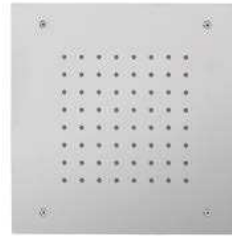
In the master bathroom, there will be a thermostatic diverter valve for 2 outlets: one for the hand shower and another one for the 30x30cm ceiling-mount rain shower head.



FITTINGS,MODEL LISSÉ,
BRAND DORNBRACHT OR
SIMILAR



MONO-CONTROL
RECESSED WALL MODEL
LISSÉ PLATINO MATT



CEILING SHOWER 30X30
DORNBRACHT LISSÉ
SHOWER TAP: SHOWER
THERMOSTAT
2 WAYS
HAND AND TAKE SHOWER
MATT PLATINUM



Secondary bathroom

Wall tiling: Ceramic tiling on basin wall and also the opposite wall (*OPTIONS A, B and C at customer's choice, size 60X120 or similar*). Ceramic tiling on shower wall *Brand, Atlas Concorde, Collection Klif wall tiles, 3d row White Tiles 40x80 or similar* and toilet wall half-painted and half-ceramic tiling *Atlas Concorde Brand, Collection Klif wall tiles, 3d row White 40x80 or similar*.

There will be a wall niche for shower gels in the shower section.

Sanitary ware: Wall-hung toilets *Model Subway 2.0, Brand Villeroy or similar* with built-in cistern *Brand Geberit Sigma 30, White colour or similar* and flush button *Model Sigma, Brand Geberit or similar*.

Soft-close system in all toilet seats, which will provide discretion and greater durability.

Basin in secondary bathrooms will be fitted in one-single basin vanity countertop in *Solid Surface o similar*, 1.5 cm thick, on a 60cm-high drawer vanity unit, 1-cm exposed structure and integrated handle, lacquered in stone colour.

Bathroom wall mirror with warm-led strip lights on the back side. This will be as big as possible and round-shaped (*Model, TLD5 Backlit. Brand, Unibaño or similar*). The mirror will be equipped with an electric anti-fog system.

Fittings: In the basin, there will be a vanity mixer faucet *Model Lissé, Brand Dornbracht or similar*.

CIRCULAR LED MIRROR



TOP SOLID SURFACE1 SEN OFFSET CABINET 3
DRAWERS 160X50X60 STONE LACQUER FINISH



ORNBRACT RAIN SHOWER
WALL LISSÉ SHOWER
FAUCET: 2 WAY SHOWER
THERMOSTAT HAND AND
SOCKET SHOWER SET MATT
PLATINUM

In secondary bathroom, there will be a shower mixer faucet with a diverter valve for two outlets: one for the hand shower and another one for the wall-mount rainshower head and arm, *Model Lissé, Brand Dornbracht o similar*



WALL-MOUNT BASIN MIXER FAUCET
MODEL LISSÉ, BRAND DORNBRACHT



Toilet

Wall tiling: Ceramic tiling on the toilet wall (*OPTIONS A, B and C at customer's choice 60X120 or similar*). The other walls will be painted.

Sanitary ware: Wall-hung toilets *Model Subway 2.0, Brand Villeroy or similar* with built-in cistern *Brand Geberit Sigma 30, White colour or similar* and flush button *Model Sigma, Brand Geberit or similar*.

Soft-close system in all toilet seats, which will provide discretion and greater durability.

Compact toilet basin made in a single piece of white marble with natural stone honed pedestal (*Model Arándano or similar, Brand Nokone or similar*).

The mirror will consist of three octagonal mirrors with carbon aluminium frame.

Fittings: Wall-mount basin mixer faucet *Model Lissé, Brand Dornbracht or similar*.



WALL-MOUNT BASIN MIXER
FAUCET MODEL LISSÉ,
BRAND DORNBRACHT



MARBLE CYLINDER
PEDESTAL WASHBASIN
WHITE



OCTOGONAL MIRRORS
40-60-80 CM

PLUMBING

Indoor plumbing will be made of cross-linked polyethylene PEX. High-density polyethylene (PE100) in outdoor piping networks (firefighting pipes will be made of steel).

All pipes will be covered with Armaflex insulation tape (cold and hot water pipes), in this manner allowing energy saving when keeping the pipe heat and cold.

Piping recirculation to every room entrance in order to save water and get instant hot water.

Main water shut-off valve in the laundry room. Individual shut-off valves per room.

One water outlet in terrace (where possible, of the same series and brand as the tapware).

There will be common drinking water tanks - 1 m³ per house, irrigation water tanks with a reserve capacity for at least half a day of irrigation; and a fire fighting water tank.

Water heating equipment operated with Natural Gas Maraca Vaillant or similar and supported with high-performance solar panels per block, brand Promasol or similar, with primary power accumulator, distribution to dwelling units, inside-mount control panel heat exchanger, number of panels and accumulation ration according to HE-4 of CTE [Standard Building Specifications Manual] and modulating gas water heater.

Advantages:



Higher level of thermal comfort, more cost effective and eco-friendlier.

Instant hot water without interruption

The garden irrigation system will consist of a piping network and manholes designed for drip irrigation in order to save as much water as possible.

Swimming pool filtration system with sand filter, saltwater chlorinator and pH automatic feeder. Constant pressure irrigation and drinking water systems, as well as fire fighting system, and all of them **Brand Espa or similar.**



Salt water chlorinators allow a much cheaper water treatment since it is not necessary to invest in chemicals.

One of the major advantages is that its maintenance is much easier.

Water produced via electrolysis system is of a higher quality, which allows a more relaxing effect when swimming since it prevents any kind of skin irritation and the amount of salt in water is almost imperceptible.

Salt water has no chemicals, thus the swimming pool water is clearer and seems to be softer.

Electrolysis systems are safer because there is no need to handle chlorine since this is directly generated in water.

Salt chlorinators are environmentally sustainable and follow an ecological process to treat pool water. Furthermore, there is no need to use chemicals or change water so often.

As saltwater is denser, this allows you to move better and float easily.

The chlorinator system converts salt to a sodium hypochlorite solution, which is a powerful destructor of water microorganisms and organic matter.

Saltwater prevents the formation of bacteria and algae, acting as a natural skin antiseptic.

SEWERAGE SYSTEM

There will be a greywater reuse system (a separate piping line collecting water from bathtubs, basins and showers for irrigation reuse), which will **help to save water.**

Sound-proof pipes inside houses **Brand Triplus or similar.**

Rainwater pipes will be separated from wastewater pipes. PVC pipe gutters in brick-red colour.

Non-return valve fitted at the mains outlet.

Siphon traps in bathrooms and toilets to avoid bad odours.

Terrace drains and gutter gargoyles to prevent floods in terraces.

ELECTRICITY

Electrical devices *Brand Schneider, Model D-Life or similar.*

Schneider
Electric



Bedrooms and kitchen will be equipped with two USB wall chargers of the same series as the electrical devices.

The electric switchboard will be fitted inside the electrical enclosure of every dwelling unit with a space reserved for a future automation system.

Dimming system for LED strip lights in all bedrooms and living room.

Likewise, dimming system for light point in living rooms and spotlights in the corridor adjoining the living room.

Pre-installation for motorization of shades in the living room large windows.

Lighting will consist of LED strip lights, built-in LED spotlights with intensity control unit, and motion light sensors depending on the atmospheric lighting of the zone.

Luminaires in corridors *Brand Arkos, Model, Swap-s. 7.5 w of 2700 Kelvin grades or similar; kitchen Brand Arkos. Model, deep mini, 3 10.5 w of 2700 Kelvin grades or similar, and bathrooms Brand Arkos. Model, swap-s with led 5 w IP20 of 2700 Kelvin grades or similar, with accessory IP54 in bathroom or similar.*

Corridors and bathrooms:
Swap-S

ARKOS LIGHT



Kitchen:
Deep Mini



Terrace lights (*Brand, Cristher. Model, Teka or similar*). Outdoor garden lighting with sidelights *Brand Cristher, Model Verso or similar*.

Cristher
Iluminación



Energetic Eco-efficiency, instant-on lights.

High luminous efficacy.

Long-lasting green technology (between 30,000-50,000 hours life span or longer)

Made of recycled materials.

Pollutant-free (for example, free of mercury)

Colour Rendering Index over 80 out of 100

Eco-friendly LED lighting is more silent.

It prevents light pollution.

Led light bulbs are safe, stable and vibration and impact resistant.

Free of gaseous pollutants.



INDOOR CARPENTRY

Apartment front doors made of MDF (Medium Density Fiberboard) and oak veneered. 2.40 metres high, equipped with a security handle and a security lock, including concealed hinges hidden enough to ensure a proper operation of the door, and a stainless-steel handle **Brand, Olivari. Model, Alexandra. Colour CO or similar.**

OLIVARI

Interior passage doors and wardrobe doors (floor-to-ceiling sliding or folding doors, as appropriate) will be made of MDF and oak veneered or lacquered in white colour -at customer's choice, having a height of 2.40 metres.

Doors will have hidden hinges made of matt stainless steel (4 units), hardware **Brand Koblenz Kubica K6200 or similar** made of matt steel, handle and shield **Model Alexandra Model, Brand Olivari, colour IS or similar, lock Brand TESA or similar magnetic B-Smart.**

Where necessary, doors will be equipped with a door-mounted ventilation system or grille.

The interior of wardrobes will have a melamine coating and will be equipped with a luggage

shelf, a closet rod and drawers. Including hinges (4 units), wardrobe hardware **Brand Koblenz Kubica K6200 or similar** made of matt steel and handles fitted at a height of 100cm.

In every bedroom, one of the wardrobe doors will have a mirror on the interior face.

A locker safe will be installed inside one of the wardrobes.

Master keys set for common areas.

OUTDOOR CARPENTRY

All outdoor carpentry will be made of **Deuceuninck** Brand PVC with thermal bridge break, series depending on the type of system and size.

Motorized PVC window blinds in bedrooms. Bathrooms equipped with curtain rods and electrical sockets for curtains.

All windows will have a locking system and a handle per leaf.

Approved accessories and anti-leverage hanging hardware, high-quality EPDM glazing joints, stainless steel screw hardware, approved sealing elements, accessories and motorized tools. Outdoor carpentry chosen according to criteria based on aesthetics, functionality and energy efficiency.

Thanks to the use of PVC windows and CLIMALIT or similar glazing, we will achieve sound and thermal insulation to every dwelling unit, which provides greater comfort.

The installation of large windows also allows us to make the most of natural light, which results in energy saving.



Eco-friendly PVC.

Thermal insulation (which reduces CO2 emissions to the atmosphere). Its main advantage is that this is a POOR electrical or thermal conductor, i.e., it is a natural insulator.

Sound insulator (noise pollution reduction). It is not a sound wave conductor and, given its morphology, it is a good sound wave absorbing material.

Thorough all its life span, PVC will remain keeping its corrosion and oxidation resistance properties, which reduces maintenance and replacement costs.

It is highly impact-resistant. It is long-lasting and 100% recyclable.

PVC, in contrast to other polymers, allows a better use of natural resources. Its production is characterized by energy saving and poor waste in its production process.

We must highlight its fire resistance and self-extinguishing properties.



Minimum thermal conductivity.	Maximum wind resistance.	Minimum air permeability.	Minimum water permeability.	Maximum safety.	Minimum sound attenuation.

GLAZING

Glazing components *PLANITHERM 4S 6/12/6, 4+4/12/6, 4+4/12/4+4, 4+4/12/5+5 & 4+4/12/6+6, type Climalit or similar* of different thickness depending on size pursuant to CTE standards.



Balcony railings will be made of safe laminated tempered glass for a greater impact toughness and resistance.

They will become an exterior ornamental and aesthetic component.

The use of glass provides visual lightness, brightness and feeling of spaciousness and at the same time allows enjoyment of the surrounding landscape and wonderful views.

SGGPLANITHERM 4S, known as “four-season glass”, provides safety and brightness. Glass railings will meet the standards laid down in the Standard Building Specifications Manual (CTE).

Advantages:

- *In spring: This protects your home or office against sudden temperature changes.*
- *In summer: This provides excellent UV rays protection levels and reflects away unwanted sun's heat. It has a neutral appearance that offers you visual comfort. It reduces the use of air-conditioning and/or fans, which means a significant saving in electricity bills.*

- *In autumn: This reduces the impact of low temperatures enabling a warmer temperature at home.*
- *In winter: This provides up to three times more thermal insulation than a traditional double glazing, which means a reduction in the use of central heating during the coolest days of the year.*

PAINTING

Indoor painting: Flat latex paint, matt finish, with a water-base primer coat *Brand Revetón or similar* to ensure a better adhesion of paint to the surface, and two finish coats with latex paint *Nóvex Eco-1000, Brand Revetón or similar*.

Outdoor painting: Outdoor façade painting with silicone resin *Brand Revetón Silicone or similar*, smooth textured, with an undercoat of vapour permeable and waterproof paint based on acrylic resins in water emulsion and siloxanes, and a finish coat with the same product (where necessary, a layer as a bridge for a better adhesion *Brand Sika® rTop 50 or similar*, made of acrylic resin).



• **High-performance rainproof protection: it prevents water filtration inside the base material.**

• *High water vapour permeability: It enables moisture evacuation, which helps to keep the wall dry.*

• **High UV rays resistance and use of stable pigments. This allows a greater durability of colours outdoors.**

• *High covering power: this allows a higher opacity with fewer coats.*

• *“Self-cleaning” properties: its waterproof pearlescent shine effect enables to repel dirt to a greater extent and wash dirt away with rainwater.*

• *Excellent adhesion to the usual building surfaces thanks to its composition and ability to penetrate into the base material.*

• *Low surface tension: it ensures a good adhesion to façade re-painting coatings with old lime paints.*

• *Microorganism-resistant: it contains an anti-mould preservative that prevents mould, algae and mildew from forming.*

• *They are not affected by cement/concrete alkalinity (unsaponifiable).*

• **Water-based product: solvent odour-free and of an easy, safe and more eco-friendly application.**

AIR CONDITIONING

UNDERFLOOR HEATING

Electric underfloor heating in bathrooms 1 & 2.

FIREPLACES

Pre-installation of gas fireplace in living room.

These fireplaces offer the following **advantages**:

- **Easy to use:** instant-on mechanism.
- *Cleaning and efficiency: waste-free and smoke-free.*
- *Great deal of location versatility.*
- *Wide range of options and designs.*
- *High power and performance.*
- *Heat can be adjusted, so this allows you to choose the intensity of flames, which offers the chance of creating different environments.*
- **They are highly safe.**

AIR CONDITIONING

Air-to-air system with a unit per apartment, heat pump (cold-hot air), **Brand Daikin or similar**, single-phase (dual if required by loads, in this event one for the living room and another one for bedrooms).

Separate thermostats per area with automated system for air grilles. This will allow high energy **saving and greater comfort, since temperature can be set in every room individually** (control mechanism included in the home automation

system).

Control of motorized air grilles, which contributes to a better airflow.

Glassfiber rectangular ducts covered both inside and outside with aluminium sheet, **Brand Climaver Plus or similar**.

Air diffusion system by means of grilles both for return air and air flow, with controller **Model Madel LMT-Miss or similar**.



Greater energy efficiency
High sound absorption rate
Excellent vapour barrier
High airflow speed
Excellent fire protection
Easy-to-clean ducts
No contribution to mould proliferation
Durability

TELECOMMUNICATIONS

INFRASTRUCTURE

Telecom enclosures (RITI/RITS). Floor telecom closets and layout on basements.

Its level of electrification will be optimized for power demand with support from circuits and protection switchboards which will comply with

the current standards of Low Voltage Regulations.

TELEPHONE SYSTEM

Pre-installation for a Wi-Fi access point per dwelling unit.

Telephone connector plugs with RJ-45 sockets in kitchen, living rooms and bedrooms.

RJ-45 data plugs in living room and master bedroom.

Telephone distribution system and network according to the telecommunication infrastructures regulations.

TELEVISION

1 Astra satellite dish.

Terrestrial antenna for TV & FM channels.

TV. RF.+RI input sockets in living room, kitchen and bedrooms, with frame and cover of the same series as switches.

It will be equipped with a telecommunication access system ready for cable and digital television, as well **as connection for fibre broadband service** to every dwelling unit. TV and telephone sockets in living rooms, kitchen, bedrooms, terraces and solarium. Unconnected sockets planned for telecom cabinet.

HOME AUTOMATION SYSTEM

Advanced Automation System including: -
Touch screen control with optional remote control. Blind controller.

Lighting regulator for all LED strip lights and dimmable light points, as well as an additional ON-OFF automated circuit in living room.

All devices will be on/off operated by means of push-buttons, group push-buttons (KNX PRO), touch-screen Multitouch KNX PRO (thermostats) or via the main control screen.

Setting of automated general or partial on/off scenes, as well as partial exit scenes.

Individual Air-conditioning setting per room.

Control of DHW (Domestic Hot Water) Recirculation Pump System

Control of Main Water Shut-off Valve

Water/Flood sensors in bathrooms, laundry room and kitchen.

ALARM SYSTEM

Pre-installation for pipe alarm system in every dwelling unit, plug for connection with alarm center in the switchboard. Pre-installation for volumetric-motion sensors, smoke detectors in kitchen and keyboard in access way.

VIDEO INTERCOM SYSTEM

Outdoor panel *Brand Fermax or similar* and indoor monitor of the same brand or similar.



LIFTS

Brand Otis, Model Gen-2 Switch Comfort or similar, single-phase, with accumulators which allow lift operation in case of electricity cut-off, 500W consumption, meaning a significant energy saving.



OTIS avant-garde products and services make it possible to save up to 80% in electricity consumption.

"OTIS Ecological Pack" allows the adaption of existing lifts to the latest technologies, increasing energy efficiency. Its saving advantages can be noticed in the Community electricity bills.



KITCHENS

Front vertical wall space between upper and lower cabinet modules will be covered with the same material as the countertop.

Kitchen furniture with handleless lacquered doors in matt white colour 22 mm wide.

Solid Surface countertop or similar in white-colour acrylic.

High-spout sink mixer faucet made of stainless steel. Sink of the same material and colour as the countertop.

Kitchen appliances (*Brand Siemens or similar*) including built-in induction cooker, fridge, freezer and dishwasher, ceiling-mount fume hood, oven, microwave, washing machine and clothes dryer.

Extractable multiple-compartment recycling bin placed inside a lower cabinet.





RESIDENTIAL COMPLEX AREA & GARDENS

The residential area will be fully fenced along its perimeter with blind fences (walls) and locks, including pre-installation for a perimeter security system with video surveillance cameras.

Automated control for motion-detection lighting switch-on in common areas.

Energy-saving and high-efficient lighting in all common areas

Pedestrian and vehicle pathways finished with pre-cast or stamped paving stones.

In swimming pool and access areas, indigenous plants following the recommendations from BREEAM.

Adult and children swimming pool/s in common areas, including changing rooms with showers and toilets.

FIRE-PROTECTION SYSTEM

Installation of equipped fire hydrants on garage floors, where necessary, consisting of wall-mount equipment elements connected to the water supply network, including hose, reel and nozzles.

Installation of ABC powder fire extinguishers in common areas on every floor and CO2 fire extinguishers close to switchboards and engine rooms.

Garages equipped with a system for detection of carbon monoxide in parking areas, consisting of CO2 detectors and detection centre with automatic ventilation if necessary.

Garages equipped with a fire detection system in parking and storage room areas, consisting of fume detectors, alarm push button and optical-acoustic fire alarm devices.

Every dwelling floor equipped with fire detectors and fire door holders in hallways where necessary according to emergency evacuation requirements.



OPTIONS AVAILABLE TO CUSTOMER FOR FREE

- Choice of floor tiling colour (in line with wall tiling).
- Choice of the finish coating of interior doors between wood and white lacquered.
- Choice between 2 colours for the finish coating of kitchen modules.

ADDITIONAL OPTIONS AVAILABLE TO CUSTOMER

- Plug and charger for electric vehicles in the parking space.
- A WC/Bidet Model AquaClean, Geberit or similar available in master bathroom. (providing that this is feasible according to the term for execution of works)
- Wine cabinet in the kitchen.
- Fireplace (2 models available)
- Solarium pack: -swim spa, shower plate, BBQ, bar counter, appliances, automated pergola.
- Water-based underfloor heating thorough the entire dwelling unit.
- Plug in storage room connected to the home switchboard.
- LED strip lights in master bedroom wardrobe.
- Electric towel warmers.
- Shoeracks and chest of drawers made to measure for built-in wardrobes.
- Landscaping for underground patio.





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The furniture shown illustrates a possible distribution and is not included in the property purchase. The information herein is orientative and generic in character and may be subject to change.