

General construction

- Reinforced concrete structure. Screened concrete slabs and walls, with metal and/or concrete columns.
- Accessible flat roofs on terraces and solarium. Dimensions allow for installation of swimming pool and jacuzzi as an extra.
- High-density extruded polystyrene insulation is foreseen for the entire building, with special care for all terraced roofs.
- Fibres and wools complying with all Spanish CTE building code regulations will be used for interior partitions.
- Terrace railings in safety glass with concealed profile.

Common areas

- Urbanisation totally fenced within its perimeter, with pre-installation of perimeter security system.

- Lifts with the latest technology and safety. Lift with access door for people with reduced mobility. Continuous floor at same level as entrance hall.
- Pedestrian entrances with coded opening gates and video intercom access.
- Parking with automatic opening and remote control.
- Common gardens with a variety of trees and native landscaping with the required irrigation installation, in accordance with BREEAM certification requirements.
- Perimeter fencing of plots with low concrete wall and permeable metal enclosure with plant wall inside when necessary to bridge uneven surfaces.
- Common swimming pool with hidden perimeter overflow and purification by means of salt chlorinator and PH dosage.
- Motion detectors for lighting in doorways and entrance halls.
- White mortar finish in storerooms.
- Garages and storerooms with plastic paint on vertical surfaces.

Apartments

Interior cladding

- Plastic paint on vertical and horizontal surfaces.
- False ceilings with plasterboard throughout the house, with perimeter plastering (shading profile and curtain wall on the façade). Water-repellent plasterboard ceilings will be used for the wet rooms.

External cladding

- Natural stone to be defined by the project management for walls and vertical closing elements.
- All sections of the horizontal façade that make up the terraces and their eaves are clad with prefabricated concrete panels with a texture and colour to be defined by the project management.
- The terrace roofs shall also be clad with prefabricated elements anchored to the concrete structure.
- Fixed and movable lattices in sleeping and service areas.

Partitioning

- Interior partition walls with double plasterboard, auxiliary structure with insulation and waterproofing in wet rooms.
- Divisions between dwellings and common areas in compliance with Spanish CTE building code regulations using thermal and acoustic insulation.
- Partitions in each dwelling according to Spanish CTE building code regulation compliance.

Interior carpentry

- Reinforced front door with natural wood finish and security locks.
- Floor to ceiling doors with white lacquered finish or 45mm thick oak veneer.
- Wardrobe/dressing room facings with floor-to-ceiling hinged doors, in white lacquered finish or 30 mm thick oak veneer. Interior of lined and fitted wardrobes with suitcase shelf, drawer units and metal bar.
- All fittings shall be matte stainless steel with concealed hinge systems.

Flooring and tiling in private areas

- Large porcelain tile material for indoor and outdoor (terraces) use. Sizes between 60cm and 150cm.
- Anti-impact sound insulation under all floorings.

Flooring and tiling in common areas

- Continuous porcelain tile floors in entrance halls, common areas and staircases.
- Garage, storerooms and utility rooms in stoneware tiles.
- Stone flooring with cut-outs to be defined on site by the project management in walkways, common areas of the residential area, swimming pool area and changing rooms.
- Large-format porcelain tiles and hardwood panelling in entrance hallways on each floor, common pedestrian areas and staircases.

Kitchens

- Kitchens tiled with the same material as the rest of the house. Large porcelain material. Sizes between 60cm and 150cm.
- Worktops and front cladding with porcelain finish.
- Fully equipped kitchen with induction hob, oven, microwave, fridge, freezer, integrated dishwasher, ceiling-mount extractor hood, washing machine and tumble dryer, top of the range brands such as SIEMENS, BOSCH or similar.

Exterior carpentry

- Aluminium joinery with concealed profile in tilt-and-turn and/or sliding system to be defined by the project management.
- Double-glazed glass with argon chamber. REYNAERS, SCHÜCO, CORTIZO brand or similar.
- Roller roman blinds for exterior and interior with side guides and hidden integrated boxes, in the same colour as the carpentry. The inner blind with foscurit/black out fabric for total darkening and the outer blind with sun protection fabric/mosquito net.

These specifications are given for descriptive purposes only and may be subject to change or modification for technical and legal reasons, or by decision of the project manager, without reducing quality. 02/03/2022.

Bathrooms

Flooring and cladding

- Large porcelain tiles in bathrooms. Sizes between 60cm and 150cm.

Sanitary fittings, taps and fittings, accessories

- Main bathrooms with built-in double washbasins with double basin on top in Cristalplan, Corian or similar on natural wood or white lacquered furniture.
- Main bathrooms with free-standing bathtub.
- Main bathrooms with ceiling-mounted shower heads and wall-mounted thermostatic shower mixer.

- Secondary bathrooms and toilets with washbasin incorporated on Solid Surface or similar countertop on natural wood or white lacquered furniture.
- Single-lever chrome mixer taps of Dornbracht or similar brand.
- Secondary bathrooms with wall-mounted shower head and wall-mounted shower mixer.
- Geberit type wall-hung sanitary ware or similar with concealed cistern and wall-mounted push button, colour and finish to be defined by the project management.
- Extra-flat shower tray in bathrooms with thermostatic chrome mixer tap set, with or without rim depending on the layout.
- Backlit, anti-fog wall mirrors in bathrooms.
- Toilet seat with soft-close system.

Facilities

Plumbing - Sanitation

- Polyethylene water distribution pipes and PVC sanitary downspouts with acoustic treatment.
- Drainage network in polypropylene (PP) pipes. Downspouts with soundproof pipes.
- Water connection on terrace.
- Reuse of grey water for irrigation of landscaped areas.
- Community solar energy supply system with support from individual gas heater for Sanitary Hot Water production.

Air conditioning

- Unit per flat with heat pump (hot-cold) DAIKIN brand or similar.
- Independent zone control will be installed with motorised louvres in the supply air controlled by the home automation system.
- Rectangular fibreglass ducts lined on the outside with Climaver plus aluminium foil or similar.
- Electric underfloor heating in bathrooms.

Home automation

- Touch screen control with the possibility of remote access.
- Lighting control of all dimmable LED strips and electricity outlets as well as an additional room-controlled ON-OFF circuit.
- All switches will be operated by push buttons, grouped push buttons, KNX PRO Multitouch touch screen or similar brand, or from the main screen.
- General on/off and partial output scenes.
- Air conditioning control per room.
- SHW recirculation pump control.

- Control over general water shut-off valve.
- Flood detectors in bathrooms, laundry room and kitchen.

Electricity - Television - Telephony

- The mechanism shall be of the Schneider, Jung or similar brand.
- The electrical switchboard will be located inside the installation cabinet inside the dwelling with a space reserved for home automation equipment.
- Lighting in corridors, kitchen and bathrooms.
- Dimmable LED strips in living room and bedroom ceilings.
- USB wall chargers in bedrooms and kitchens.
- Pre-installation of motorised roman blinds in living room, bedroom and bathroom windows.
- Sockets for electric towel rails in bathrooms.
- Installation for reception of national channels and satellite dish for satellite channels.
- TV jacks. RF+RI. In living room, kitchen and bedrooms.
- Telephone jacks with RJ-45 sockets located in kitchen, living room and bedrooms.
- Data points with RJ-45 sockets located in living room and master bedroom.
- Watertight sockets on covered terraces.
- Video intercom with outdoor panel and terminal inside the house.
- Pre-installation of alarm through concealed conduit for possible installation of control panel in cabinet, detectors and access keypad.
- Socket in storeroom.
- Built-in safe.

Optional Items

The customer will have the following options to choose from:

- Flooring: 2 colours depending on manufacturer's availability.
- Interior carpentry: white lacquered or oak veneered.
- Kitchens: 2 or 3 finish colour options.

Extras

- Electric car charger.
- Underfloor heating in all rooms.
- Integrated mosquito screens in all bedroom windows, matching the carpentry.
- LED lighting with motion sensor in cabinets.
- Heated towel rails.
- Smart toilet.
- Appliance upgrade package (Miele or similar).
- Bioethanol fireplace in living room.
- Solarium package (swimming pool or Jacuzzi with shower / stainless steel barbecue / bioclimatic pergola).

Estas especificaciones están indicadas solo por motivos descriptivos y pueden estar sujetas a cambios ó modificaciones por razones técnicas y legales, ó por decisión del responsable del proyecto, sin reducir la calidad. 02/03/2022.