

# QUALITY SPECIFICATIONS



**Structure:** Reinforced concrete.  
**Foundation :** reinforced concrete footings  
**Terraces:** reversed flat roof, thermal insulation, with 80mm extruded polystyrene XPS rigid planks.  
**Outdoors paving:** Non-slip and freezing-resistant pavements on walkable areas.  
**Coating:** 2 layers of water-resistant rendering.  
**Facades:** 24x12x10cm brick, with a one-layer plastering+ closed-cell structure extruded polystyrene panels (XPS)+ Perforated ceramic brick.

**Party walls:** Double layer of double-hollowed ceramic brick with a chamber and Rockwool insulation in party walls in the houses. Air soundproofing

**House Inner flooring:** 60x60cm porcelain tiles.

**House wet areas flooring:** 60x60cm porcelain tiles.

**Terrace and covered areas pavement:** porcelain tiles, with slip-resistant treatment.

**Kitchen flooring:** 60x60cm porcelain tiles.

**Stairs flooring:** outdoors specific with slip-resistant treatment

**Paint:** smooth paint in general and enamelled in the bathrooms.

**Bathroom cladding:** ceramic tiling

**False ceiling:** Plasterboard panelled/suspended false ceiling depending on the area.

**Special features,** In specific areas, hidden RGB LED linear light in the ceiling plasterboard (\*).



**Doors:** 35mm white-enamelled MDF board doors from the floor to the ceiling

**Entrance door :** armoured white-coloured in the exterior side

**Wardrobes:** with lacquered white matt and upper shelves. Textured interior finishing.

**Drawers, bars and shelves.**

**Board skirting:** High white-enamelled MDF board..

**Metalwork:** Tilted, fixed and sliding with anodized grey-lacquered thermal break aluminium profile and motorized shutter.

**Glazing:** All metalwork glazed with Climalit and laminated safety glass.



**WC** with built-in tank and a flush button .  
**Sinks** on counter.

**BasinTaps:** Wall-mounted taps for basins

**Shower taps:** Wall-mounted taps for showers composed of: bath and shower single-lever mixer tap + showerhead + adjustable base with water intake.

**Showers** with a ground-level tray

**Screens:** Safety-glass fixed screens in bathrooms.

**Mirrors.**



**Telecommunications installation** according to the Regulations on Common Telecommunication facilities.

**Integrated Services Digital Network (Channelling)** to install cable TV.

Installation of a **video intercom** with a colour screen.

**Alarm installation** with volumetric sensors and an interior siren. (\*)

**Individual DHW production,** by means of a highly energy-efficient heating pump.

**Heating and air-conditioning** pre-installation by ducts along the whole house by an individual heating pump, an external unit on the roof, an interior unit on the false ceiling in the secondary bathroom and impulsion ducts in grids.



Bright white or grey household appliances. (\*)

**Counter :** type white Dalian or type white Silestone. Built-in sink

**Single-lever tap** with aerator.

Equipped with an extractor hood.



**Pedestrian access gate (GF units)** with galvanized and lacquered steel frame and aluminium slats. Mailbox and house signalling.

**Motorized sliding access gate** for vehicles  
**Non-slip outdoors paving**

**Landscaping:** selection of mediterranean vegetation in the community areas and darden lightning system.