

BUILDING AND MATERIALS SPECIFICATIONS



❖ FOUNDATIONS:

- Foundation with footings and bracing beams in reinforced concrete.
- Built in underground chamber to contain soil pipes conforming to standard building regulations.
- In compliance with Building regulations set out in the Technical Building Code (CTE).

❖ STRUCTURE:

- Suspended floor, formed beams and reinforced concrete slabs, pillars and flat beams to standard building specifications
- Reinforced concrete slab in higher floors.
- In compliance with the regulations set out in the technical Building Code (CTE).

❖ COVER:

- Sun Terrace on Flat roof is waterproof, anti-slip and has thermal and acoustic insulation.
- Rest of decks are waterproof and have thermal, sound insulation and a gravel finished

❖ MASONRY

- Double facade wall consisting of brick, with cavity air chamber 35 density polyurethane inside as thermal insulation..
- Double brick cavity partitioning.
- Party wall between houses is built with double wall of brick with soundproofing.

❖ THERMAL AND ACOUSTIC INSULATION:

- Isolation between land and housing through ventilated air and foating screed rock wool.
- Thermal insulation covering with polyurethane density 50
- Facade thermal insulation with polyurethane.
- Between floors insulation with anti-impact lamina HDPE (high density polythene).
- Sound insulation between houses polyurethane-medians with mineral wool
- Materials and thicknesses in accordance with the quality requirements and energy efficiency specified in the technical Building Code (CTE).

❖ COATINGS

Outdoor:

- Quality ceramic tiling on main facades.
- Rest of exterior finish in white with scraping efect.

Indoor:

- Wall covering trim and plaster.
- Smooth paint on walls and ceilings, with plastic finish.
- Smooth plaster suspended ceilings where required (cabling or piping)



Note The developer reserves the right to make changes required by technical demands, legal or commercial, without affecting the level of quality.

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❖ FLOORING AND TILING:

Outdoor:

- Terraces and communal areas with large tiles. (Gres porcelain)

Indoor:

- Flooring of high quality large tiles and matching skirting boards. (Gres porcelain)
- High quality tiling in bathrooms, utility areas and kitchen.

❖ CARPENTRY AND GLAZING.

Outdoor:

- Exterior carpentry white PVC.
- White roller blinds on all windows except bathrooms..
- Double glazing type CLIMALIT or similarly.
- Some with balconies in lounge and bedrooms.
- Balconies and stairs fitted with lacquered aluminum and safety glass panel railings

Indoor:

- Armored lacquered main entrance door with panoramic door viewer and security lock
- Interior doors to ceiling in DM white lacquered, with chrome handles
- Fitted wardrobes in bedrooms with floor to ceiling white lacquered doors equipped with drawers, hanging rails and high storage area.

❖ INSTALLATIONS

Plumbing and sanitary ware

- Installed with thermoplastic pipes (through suspended ceilings).
- High quality sanitary ware and fittings (taps, waste, overflows).
- Built in furniture unit washbasin and wall mounted WC.
- Shower tray with glass shower screen
- Installation of water heat pump 110 liter, DHW with heat recovery from indoor air, according to CTE.
- In compliance with the safety requirements set out in the Technical Building Code (CTE)

Climatizacion

- Pre-installation of air conditioning in master bedrooms and lounge

Electrical installation

- Interior installation with premium type mechanism NIESSEN, SIMÓN, or similar.
- Standard electrical installation according to grade low voltage regulation 5.75 Kw.
- TV point in the lounge, solarium, terraces and all the rooms according to housing type.
- Telephone point in lounge and master bedroom.
- Installation for cable TV and satellite.



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❖ KITCHEN

- Fully fitted Kitchen with floor and wall units..
- Fitted single sink and worktop

❖ UTILITY AREAS

- Varies on property type.
- Quality tiling floor to ceiling.
- Pre-installation for washing machine and dryer.

❖ SOLARIUM / SUN TERRACE

- Electricity and aerial point..
- Tap.
- Drainage..

❖ PARKING

- Allocated parking space for each property.

❖ TERRACES

- Varies on property type.
- Perimeter low wall (layer mortal finish).
- Anti-slip porcelain tiled footpaths..

❖ URBANIZATION AND COMMUNAL AREAS

- Communal areas with private access
- Communal gardens with patterned concrete paths for pedestrian access.
- Mailboxes in the entrance to the urbanization, with video intercom system.
- The residential area has barrier free access.
- Swimming pool and garden area with showers.
- Telecommunications network in order to define the COMMON INFRASTRUCTURE TO ACCESS TELECOMMUNICATIONS SERVICES:
 - RTV: Radio and TV points.
 - STDP-TBA: Service available to the public telephony and broadband telecommunications.
 - TBA-COAX: Broadband telecommunications, coaxial cables.
 - Box installed for telecommunications network (R.I.T.U.) with satellite television, telephony, internet, etc. Use for the whole development.

❖ SWIMMING POOL

- 50 square meters pool and showers.
- 225 square meters pool area with artificial grass and gardens, with surrounding wall.



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