



## **QUALITIES**

### **FOUNDATIONS AND STRUCTURE:**

- Foundations using pre-fabricated piles and supporting concrete.
- Structure with walls, reinforced concrete pillars and waffle slabs

### **EXTERIOR AND INTERIOR WALLS:**

- Exterior cavity walls of clay brick, air-chamber with polyurethane thermal insulation backed with plasterboard on the inside and the insulation in between. Water-resistant in bathrooms.
- Dividing wall between properties made of twin plasterboard walls separated by a noise-insulating brick wall with internal insulation.
- Internal dividing walls inside the house made of double-sided plasterboard with interior insulation.
- Front apron wall on terraces, where appropriate, made of clay brick to fit glass balustrade according to design.
- Dividing walls between terraces made of clay brick to fit glass, according to design, and finished according to design.
- Front apron walls between sun terraces made of clay brick, the height being according to design requirements. They will be finished with natural stone coping.
- Fireplace in the living room according to design.
- Compact safe in master bedroom.

### **EXTERIOR AND INTERIOR WALLS:**

- Smoothed cement mortar rendering using waterproof mortar according to design requirements.
- Finished with a coating of fine plaster on stairways.
- Plasterboard false ceiling throughout the house, with varying heights depending on which room, and trims with walls and ceilings, according to design.

## **FLOORING AND CLADDING:**

- Interior floors throughout the home in large-format glazed porcelain tiles with painted wood skirting boards.
- 'Timbertech'-type, floating, wood composite or similar decking on the sun terrace.
- Glazed ceramic wall tiles in bathrooms, with floor-to-ceiling sections in the shower and bath areas. The remaining areas will be painted.
- Stairs on ground floor fronted with MDF wood.
- Acid-etched glass flooring on gallery with glass facings according to design.
- Smooth chimney front.
- Artificial lawn in private gardens

## **EXTERIOR WINDOWS AND DOORS:**

- Aluminium frames with thermal bridge breakage, double-glazed and with slim frames on sliding terrace doors and triple tracks.
- Garage door in each home with remote-control, motor-driven split sections.
- Glass banister rails on terraces and penthouses.

## **INTERIOR CARPINTRY:**

- Reinforced entrance door, according to design, with safety lock.
- Floor-to-ceiling room doors in MDF finished in white according to design, with handle, chromed fittings and hidden hinges.
- Wardrobe fronts in white-lacquered MDF, from floor to ceiling, fitted inside, including drawers, shelves, shoe rack and hanging rails, according to design.

## **ELECTRICS AND TELECOMMUNICATIONS:**

- The electrical and telecommunications installation is of the highest quality and complies with current regulations.
- "GIRA", or similar, switches and plugs.
- Interior home-automation with controls for lights, shutters, technical flood alarms, blinds and air-conditioning, with the possibility to view by remote control.
- Indirect lighting using LED strips in rooms according to ceiling design.
- Access control by video intercom system, according to design.

## **PLUMBING:**

- All of the hot and cold water system complies with current regulations and uses high quality pipes for cold water and insulated pipes for hot water, with partial cut-off taps in each of the wet rooms and individual taps for each appliance.
- Hot water is supplied by a standardized aero-thermal heat pump with a Mitsubishi Heavy system or similar.

## **AIR-CONDITIONING:**

- Cold/hot air-conditioning for lounge and bedrooms distributed using conduits and an interior and exterior unit, with an aero-thermal system controlled by a built-in individual intelligent digital thermostat and a climate control system.
- Water-heated under-floor heating throughout the home and electrical under-floor floor heating in bathrooms.

## **BATHROOMS:**

- WCs will be white, suspended DURAVIT or similar, with a built-in system with a frontal push-button.
- White acrylic bathtub, where appropriate, according to design.
- White, non-slip resin shower tray. Measurements adapted to the design.
- SOLIC SOL surfaces and wash-basins with a matt-white or similar unit, of either one or two basin size according to design.
- STEINBERG, or similar, chrome mixer taps on wash basins.
- STEINBERG, or similar, shower kits.
- Fixed- glass or folding glass door shower screen (as appropriate), with fittings according to design.
- Back-lit mirror over wash basins in bathrooms.
- Jacuzzi brand, or similar, hydro-massage mini-pool on sun terraces of the homes.

## **KITCHEN AND LAUNDRY ROOM:**

- Kitchen and laundry room units and 'Silestone', or similar, worktop.

## **DOMESTIC APPLIANCES:**

- NEFF, or similar, washing machine and dryer in laundry room, with worktop according to design plans.
- Fully-fitted kitchen, equipped with NEFF, or similar, appliances, according to design plans.

## **PAINTWORK:**

- The exterior will be painted with water-resistant paint. Colour according to design.
- Interior paint on walls and ceilings will be smooth plastic paint. The colour will be according to design.

## **OUTSIDE AREAS AND SWIMMING POOL:**

- Floating flooring of various sizes in common areas of garage roof and pedestrian paths between buildings.
- Paving on pedestrian pathways using pre-fabricated 'Pavicésped', or similar, pieces.
- Indoor plants in planters and in landscaped open spaces, according to the plans.
- Outdoor lighting with beacons, wall lamps, floodlights in the floor and modern design spotlights.
- Pre-wiring for closed-circuit television.
- Infinity pool with saline chlorination system.
- 50 m-long swimming pool
- Children's pool
- Swimming pool surroundings landscaped with natural grass lawns.
- The plot is closed off by a concrete wall with a texturized surface finish or with facings, according to the plans.
- Metal pedestrian and vehicle entrance gates according to design. The vehicle gate has automatic opening with remote control.
- Swimming pools have a metal fence with entrance gates, according to design.
- Gym and Spa with Turkish bath and sauna in the common areas of the complex.
- Outdoor fountains and waterfalls, according to design.
- THYSSENKRUPP, or similar, electric lift , 2 stops.