

# SPECIFICATIONS

## INTERIOR AND BASEMENT DEVELOPMENT

---

### Urbanisation and Access

Security: The exclusive residential complex will be under 24-hour CCTV surveillance, with cameras in pedestrian accesses from the outside, in each stairwell porter's lodge and in the access to each basement.

The pedestrian accesses for owners will be equipped with an intelligent key fob system for common access to all the doors (exterior residential, stairway portals, access to basements from each stairway and in the common area, access to the swimming pool, access to the Gym and Social Club).

In addition, there will be a video door entry system from the street outside and in each block in the entrance hall. The video entry system from the street outside will be separate for staircases 1-2-3 and access for staircases 4-5-6.

Centralised mailboxes for all 60 dwellings.

### Common areas

Interior spaces with pedestrian walkways finished in trowelled and/or printed concrete paving, with artificial grass areas, to be specified by the DF.

Planting in various planters in the form of flower pots.

Children's play area.

Fully equipped gym, with 2 treadmills, 2 ellipticals and 2 bicycles, auxiliary fitness equipment and air-conditioning system.

Social club for multi-purpose use as regulated by the community itself.

Swimming pools for adults and another for children, finished in gresite, with purification installation and LED lighting. All surrounded by perimeter fencing and access gate to control access.

WIFI in the pool area and common areas on the ground floor.

Street furniture with benches, litter bins and lighting in communal areas, equipped with LED technology.

### Basement

Controlled access to the garage with motorised door control for vehicles.

From the basement there is pedestrian access to the communal areas on the ground floor and the rest of the building via stairs and lifts.

Equipped with regulatory installations such as electrical lighting, fire detection, carbon monoxide and forced ventilation, all in accordance with current regulations.

For parking spaces, pre-installation is provided for electric vehicle recharging through the installation of channelling from the meter centralisations in anticipation of the possible installation of a recharging point for electric vehicles from the home's meter.

Floor finished in grey polished concrete, with signposting paint on walls and pillars.

Entrance and exit ramps with printed or striped concrete, in colours and textures to be chosen by the DF.

Storage rooms in basement with metal door, ventilation and interior light point. Painted concrete interior walls and the rest plastered with burnished finish.

## SPECIFICATIONS

---

### THE BUILDING

#### Façade and roof

The façade is being studied by the DF (with a planned combination of prefabricated concrete and single-layer, all waterproofed with exterior paint).

The interiors of balconies and separations between neighbours are blind of approximately 1.80m in height and will be in single layer with paint and balcony railings with wall areas and areas of transparent laminated safety glass.

Ceramic paving on the roof, with waterproofing under the floor and thermal insulation, providing excellent comfort and energy savings.

The dividing walls of the roof solariums will be approximately 1.80m high.

#### Common areas

The entrance hall foyer to the building will be clad in floor, walls and ceiling, according to DF design.

Top quality granite in the communal staircase leading to the flats, and plaster and paint on the walls, according to DF's design.

Metal or aluminium stair handrail, according to DF design.

The lighting in all communal areas will be of the LED type and will be regulated by presence detectors, generating energy savings as it will only be switched on according to occupancy and needs.

#### Lifts

It will be equipped with the latest ecological technology (internal circuits) and will consist of a lift without a machine room, with a stop to the basement, for 8 persons and with an automatic closing system, accessible to the disabled and with pre-installation for telephone connection to the outside.

#### Energy rating

The dwellings have at least a B energy rating (to be confirmed).

## QUALITY SPECIFICATIONS

---

### HOUSING

#### Divisions

External enclosures with laminated plasterboard or similar with intermediate thermo-acoustic insulation according to CTE.

Interior partitions with laminated plasterboard.

Partition walls with ceramic bricks in the centre and laminated plasterboard on both sides.

#### Tiling

Combination of top quality national ceramic tiles from floor to ceiling in bathrooms. Common bathroom: EMIGRES HIT model or similar smooth and embossed tiles.

Master bedroom bathroom: smooth embossed PAMESA tiles model ALBA or similar.

#### Flooring

1st quality national porcelain flooring inside the house, ROCERSA model Materia Marfil 60x60cm or similar, with skirting board of the same material.

For terraces, top quality national non-slip ceramic tiles will be used, ROCERSA model Materia Marfil 30x60cm or similar, with skirting board of the same material.

#### Revers. continuous

Continuous plastering with white plaster on horizontal walls and moulding, where plaster is not used in living room and bedrooms.

Smooth plaster in the house in the distribution hall and kitchen.

In the common bathroom where the future location of the indoor air-conditioning machine is foreseen, they will be removable plates for installation and maintenance.

#### Painting

Plastic paint with smooth finish throughout the house. Walls in broken grey and ceilings in white.

Wallpaper in the main room, secondary room and entrance door.

#### Interior carpentry

Reinforced entrance door with peephole, 3-point security lock and finished in similar colour to the interior carpentry.

Interior doors, height 2.10 m, plain blind, finished in ash-coloured melamine or similar, with closing handles in black.

All homes are equipped with built-in wardrobes in the main bedroom with hinged and/or sliding doors in melamine similar to interior doors with black fittings. The interiors will be finished in White Textile melamine, with hanging rail and upper mezzanine.

#### Exterior carpentry

Aluminium lacquered in colour RAL 7022 or similar, with RPT, with tilt-and-turn windows. Balcony windows with sliding sash opening.

Aluminium blinds with motorised, push-button operation from the inside, in each room.

Windows and balconies with double glazing with solar control, configuration (4+4) +16+(4+4) mm Planitem XN or similar.

Partitions and door with laminated glass 5+5 white, between master bedroom and bathroom.

## SPECIFICATIONS

---

### HOUSING

#### Plumbing

Composed of connection from the outside to the metering battery, connections to dwellings and internal network in the dwelling with hot and cold water.

Shut-off valves per dwelling, in bathrooms, kitchen and toilets, with bithermal water outlets for washing machine and dishwasher.

Hot water pipes, insulated to reduce heat loss. Drains made in accordance with

PVC standards.

The homes in their private solarium will have a cold water point and a shower with hot and cold water.

Domestic hot water (DHW) is produced individually by means of aerothermal equipment and electric resistance support, with a capacity of at least 150l, located inside the kitchen wall units next to the window or cupboard in the corridor (corner dwellings).

#### Toilets

Master bedroom bathroom:

1. Cabinet with one drawer and one inside drawer: VIDRE VERTIC 80X51X45, Colour albino / matt white, or similar.
2. Washbasin: VIDRE LAVABO DETROIT 80X46X19 or similar
3. Mirror: LEDIMEX MIRROR ITALY backlit 80X80 cm, square or similar
4. Washbasin taps IMEX Belgica black or similar
5. Toilet ROCA brand, model Inspira Square or similar

Common bathroom:

1. Cabinet with two drawers: VIDRE VERTIC 80X51X45 cm. natural colour / matt white or similar.
2. Wash basin: VIDRE LAVABO DETROIT 80X46X19 cm or similar
3. Mirror: LEDIMEX MIRROR LISBOA Ø80 backlit round or similar
4. Washbasin taps IMEX Belgica black or similar
5. Toilet ROCA brand, model Inspira Round or similar.

Shower trays in all Roc-Stone bathrooms with white slate finish, from the Spanish brand Poalgi, model "Hoss pizarra" or similar.

Fixed tempered glass shower screens included in all bathrooms. GME brand, model "Screen" or similar.

Thermostatic taps in showers, Imex brand, model "Kent" or similar. Single lever

taps in sinks: GROHE brand, Bauedge model or similar.

White sink of the Eurofregadero brand, model Acero Luxor of 50x440X540 mm or similar.

#### Electricity

Installation with a high degree of electrification 9.2 KW, with protections in the panel against overcurrents and electrical shunts, with all the metallic elements of the dwelling and building connected to the earth connection in the foundations.

All dwellings will have a socket point on terraces or balconies.

In addition, the upper floor flat will have a TV and electricity point in its private solarium.

Installation of video intercom with colour screen, in all homes, to open the external door of the residence and the door to the entrance hall/entrance hall of each staircase.

Top brand mechanisms.

## BUILDING SPECIFICATIONS

---

### HOUSING

#### Telecommunications

The homes are delivered with the following sockets installed:

1. Hall 5 sockets (Fibre optic / TV / Data network and telephony (double socket) / Data network and telephony (single socket) / Coaxial cable or standby socket). So, in reality, there are 5 socket registers with 6 sockets in total, as one register is a double socket.
2. Master bedroom 4 sockets ( Television / Data network and telephony / Data network and telephony / Coaxial cable or standby socket).
3. Other bedrooms and rooms, 2 sockets (TV and telephone/data network).
4. Hall or vestibule: A configurable socket (a base with cover and conduit is left for the user to install in it whatever he/she may require (fibre optic socket or telephone or data socket, for example).

#### Ventilation

In order to comply with the requirements of the CTE for air ventilation in dwellings, they will be equipped with the following ventilation systems:

- For kitchens, forced smoke ventilation with filtering group type hood with individual pipe up to the roof.
- Ventilation system or forced air renewal for the rest of the dwelling according to CTE.

#### Air conditioning/heating

Hot/Cold air-conditioning, supply by ducts and returns by grilles in false ceiling with heat pump included. Outdoor units located on the roof.

#### Kitchen

Designer kitchen fitted with base and wall units, tall units, tall units with drawers fitted with cushioned runners and drawer fronts and doors in white laminate.

Bench and front between wall and base units, in compact quartz. Kitchen bar and support base made of the same material in compact quartz.

#### Equipment

The interior lighting is included in the plaster ceilings of the house (kitchen, bathrooms and hallway) Led type recessed lighting. LED strip lighting is also included in the built-in wardrobes.

In addition, wall lights are included on the terrace wall in all homes. The property is

delivered equipped with medium-high range electrical appliances.

In the kitchen with ceramic hob, filter hood, microwave/oven, fridge-freezer and dishwasher.

In the kitchen area with wall units, an integrated washer/dryer and hot water system are included.

#### Solarium

Interior access stairs in national marble. Terraces with

exterior non-slip ceramic paving.

The fences separating neighbours and interior communal areas will be made of 1.80 m high blind frames finished in scratched monolayer with waterproof paint.

Water point, shower with hot and cold water.

It will have a TV point and socket, and exterior wall lighting.

## SPECIFICATIONS

---

NOTE: The purpose of this report is to specify the general characteristics of the materials of the work referred to, with the promoter reserving the right to make any possible modifications or revisions that may be introduced by the project management (DF) of the work, always according to the criterion of improvement and correct adaptation to the same.

If, for manufacturing reasons of our suppliers, any of the models specified here are no longer manufactured, they will be replaced by an alternative of similar characteristics.

It should be clarified that the abbreviation CTE refers to a regulation applied to construction (Código Técnico de la Edificación).

NOTE: Images with no contractual value and merely illustrative, subject to modifications due to technical or legal requirements of the Project Management or competent authority. During the development of the project, the Project Management, for technical or administrative reasons, reserves the right to make some modifications to the project, without this implying a reduction in the quality of the materials or having to be compensated in any way. The furniture of the interior infographics is not included and the equipment of the dwellings will be that indicated in the present specifications.