

QUALITY DESCRIPTION

• FOUNDATION AND STRUCTURE

Reinforced concrete slab, calculated in accordance with current regulations. Waffle or one-way slab, with reinforced concrete ribs and capitals, prefabricated concrete caissons. Monitoring of the execution of the work by an approved technical control authority.

• ENCLOSURES AND PARTITIONS

Exterior enclosures made up of ½ of double hollow brick for cladding, interior rendering of cement mortar, air chamber with thermal and acoustic insulation, and interior lining of laminated plasterboard partitions of the "pladur" type or similar. Finishes with exterior coating of washed mortar and plaster, according to project details to be determined by the project management.

Interior partition walls made of metal profiles and "Pladur" type laminated plasterboard or similar, with acoustic insulation inside with rock wool or similar.

The divisions between dwellings will be formed by a sheet of double hollow brick with intermediate acoustic insulation formed by rock wool or similar and lined on each side with laminated plasterboard partitions "pladur" type or similar.

• FLOOR AND WALL TILING

Flooring of dwellings with porcelain stoneware laid on a base of self-levelling mortar and adhesive, 1st BRAND AND QUALITY porcelain stoneware. Bathroom tiling laid with adhesive mortar, 1st BRAND AND QUALITY porcelain stoneware.

TILING: DURSTONE brand models.

-Bossa White (model with pattern on the shower side wall) with Villa Ibiza White (plain model for the rest of the walls).

-Siena Teak (model with pattern on the shower side wall) with Clunia Arena (plain model for the rest of the walls).

FLOORS: ARGENTA models.

-OUTSIDE: Argenta Tanum Bone non-slip.

-INSIDE: Argenta Tanum Bone or Argenta Tanum Crema.

- **FALSE CEILINGS**

Fixed false ceiling throughout the house with "Pladur" type laminated plasterboard or similar, and removable plasterboard in the bathroom to conceal air-conditioning ducts and other installations.

Decorative lighting coving, according to project.

- **EXTERIOR CARPENTRY**

Doors and windows made of ALUMINIUM joinery WITH THERMAL BRIDGE BREAKING, SLIDING OR OSCILLOBATIENT SYSTEM, colour to be defined chocolate or similar, compact with motorized aluminum slat roller shutter. Climalit type double glazing, consisting of 3+3mm exterior glass, 12 mm cavity and 3+3mm interior glass.

- **INTERIOR CARPENTRY**

Reinforced entrance door with galvanized steel sheet and surface coating similar to interior doors on the inside, security lock and panoramic peephole.

Smooth interior doors with 4 horizontal lines of white lacquered MDF, 203cm leaf, including solid 7cm smooth doorstops of the same material, hanging fittings and stainless-steel handles.

Built-in wardrobes made of MDF lacquered in white, sliding panels 240cm high and lined on the inside with melamine module with textile finish or similar, with mezzanine and hanging rail.

- **PAINT**

Walls finished with SMOOTH PAINT applied with a full coat of putty and sanding, finished with two coats of plastic paint, walls in RAL 9003 and ceilings in white.

- **FLAT WALK-ON ROOF**

Inverted flat walk-on roof, in solarium areas, with waterproofing membrane and thermo-acoustic insulation TECNOTERMIC DE TECNOL OR EXTRUSIONED POLYSTYRENE of 80mm, non-slip stoneware tile paving of the highest quality (Argenta Tanum Bone non-slip) or similar and artificial grass area.

- **SANITARY FITTINGS AND TAPS**

Toilet MODEL GAP FROM ROCA or similar installed on the floor with cistern.

Washbasin taps MODEL AURA BY KASSANDRA or similar (matt black or chrome).

ARTEMIS CEILING MODEL shower faucet by KASSANDRA or similar (matt black or chrome).

EXTRA FLAT STONE TYPE shower trays with white slate edging.

Bathroom furniture MODEL VERA 6 WHITE LA FUENTE wall-hung or similar (1 drawer) or MODEL GRANDA wall-hung, wood finish with 2 drawers. Both with mirror and wall light.

- **ELECTRICAL INSTALLATION AND LIGHTING**

Electrical installation for 9,200 watt home, including connection for air-conditioning equipment. NIESSEN ZENIT white electricity mechanism or similar. Collective antenna, FM and telephone points according to ICT regulations, TV and TF points according to ICT regulations.

OTHER

- Air-conditioning installation, by ducts with connection between air-conditioner and condenser by means of copper tube. Nipponair Elite-24-wb appliance with a power of 7,000w of cold with heat pump and inverter system.
- Electric underfloor heating in bathrooms.
- Ventilation of homes through forced extraction, according to regulations.
- Video door entry system with monitor in the home.
- DHW (domestic hot water) generation by means of aerothermal energy.
- Kitchen units in a choice of finishes: Matt White, Soft Black or Vicenza Oak.
- Kitchen worktop: Blanco Norte, Zeus or Gris Expo.
- Bosch electrical appliances.
- Aluminum pergola on solarium with beige-sand coloured sliding fabric cover.
- Lighting with spotlights and LED strips according to project.
- Summer kitchen in dwellings with solarium with basic range of electrical appliances (2 ring hob, sink, sink tap and small refrigerator under worktop (top kitchen wall units not included).
- Laundry cupboard in the patio of the ground floor flats made of chocolate-coloured lacquered aluminum.
- Bike rack located on the ground floor for upper floor apartments.

Compliance with current regulations on Acoustic and Thermal Insulation, Fire Protection and Common Telecommunications Infrastructures, all based on the Technical Building Code.

Legal note: The Seller reserves the right to make such modifications to the works as may be officially imposed on it and such modifications as may be required for technical, legal or commercial reasons.