



BUILDING QUALITIES

FOUNDATIONS: Reinforced concrete footings and beams.

STRUCTURE: Unidirectional, made up of reinforced concrete pillars, flat beams and joists.

ROOF: Flat, accessible and walkable, solarium type, made up of ceramic outdoor flooring, top quality, with waterproofing and thermal insulation.



PROPERTY QUALITIES



MASONRY

- ✓ Façade formed by a double brick wall and a chamber with insulation panels inside, according to regulations.
- ✓ Double hollow brick partitions.
- ✓ Separation between dwellings. Solid brick perforated with acoustic insulation type DANOFON or similar according to regulations, including cladding of pillars, and large format hollow brick wall between the other rooms.



THERMAL INSULATION:

- ✓ Insulation between the ground and the house through a ventilated air chamber, according to regulations

IMPACTODAM (ACOUSTIC SHEET)

- ✓ Insulation of floors on high floors with IMPACTODAM sheets (acoustic sheet) according to regulations.



FINISHES

Façade: Single-layer mortar cladding with a white roller print finish on the façade and wood-coloured cladding.

Interior:

- ✓ Smooth paint on walls and ceilings, washable, breathable, anti-mildew.
- ✓ Plaster false ceilings in bathrooms and kitchen

- All homes have taken out a Ten-Year Damage Guarantee Insurance for the fundamental work in compliance with Law 38/99 of 5 November on building regulations (LOE).
- In the opinion of the technical team, the materials above will be susceptible to modification by others of similar or superior quality.



FLOORING & TILING

Exterior: Porcelain tiles on terraces and large-format common areas.

Interior:

- ✓ Flooring with top-quality porcelain tiles, large format tiles, and skirting boards throughout the house.
- ✓ Top quality tiling on the kitchen bench and shower area in bathrooms



CARPENTRY AND GLAZING

Outside:

- ✓ Glazing with double glazing and CLIMALIT type air chamber. (6+6+4).
- ✓ Balconies in the living room and bedrooms, depending on the type of home
- ✓ Composite balcony railings, composed of metal guides, with safety glass, and ceramic block with façade cladding
- ✓ Blinds on all windows and balcony window
- ✓ Folding / tilt-and-turn bathroom window without shutter.

Interior:

- ✓ Access door to the armoured security house, moulded in white and with a panoramic peephole.
- ✓ Plain lacquered doors with brass handles and locks in bathrooms.



FACILITIES

Plumbing & Sanitary

- ✓ Interior installation in a home with thermoplastic or other approved pipes and an umbrella system from the ceiling.
- ✓ Top quality sanitary fittings and single-lever taps.
- ✓ Washbasins with furniture.
- ✓ Toilets
- ✓ Nuos Split Inverter for 150 litre domestic hot water.
- ✓ Pre-installation of air conditioning in bedrooms and living/dining room for split.

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Page 2 of 3

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ELECTRICITY

- ✓ Indoor installation with BTICINO type mechanisms or similar.
- ✓ Television sockets in the living room and all rooms.
- ✓ Telephone socket in the living room and master bedroom.
- ✓ Installation of cable TV and antenna.
- ✓ Extractor fans in bathrooms (excluding bathrooms with windows, and corner dwellings)

KITCHEN

- ✓ Fully furnished with high and low cupboards, built-in sink of a bowl and worktop.
- ✓ Ceramic hob and integrated extractor hood.

SOLARIUM (UPPER FLOOR APARTMENTS)

- ✓ Power outlet and TV antenna
- ✓ Water intake.

GARDENS (GROUND FLOOR DWELLINGS)

- ✓ Perimeter enclosure with a single-layer brick wall, finished with a roller

GARDENS

- ✓ Plot with perimeter enclosure, masonry wall finished in single-layer mortar, aluminium sheets, and pedestrian entrance gate.

URBANIZATION AND COMMON AREAS

- ✓ Two large areas of 1103.93 square meters in total.
- ✓ Pedestrian and other accesses with common areas of stamped concrete and grass.
- ✓ Enclosure for the installation of telecommunications (R.I.T.U.) with television, telephone, internet, etc. antennas, community for residential.

SWIMMING POOL

- ✓ Two swimming pools with 135.10 square meters of water, one of them, and the other with 87.85. Landscaped areas. Communal swimming pools for adults and children.

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