

## Technical specifications

### FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

### FAÇADE AND ENCLOSURES

- Combination of dry masonry finishes, limestone cladding, and one-coat mortar.
- Ceramic brick walls, with air chamber and EPS insulation.
- Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

### ROOFING

- Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness. All are walkable.

### CEILINGS

- False ceiling of suspended laminated plasterboard in bathrooms and hallways. Water-repellent plate in wet areas. Mortising in living room-kitchen and in the master suite.

### OUTDOOR FLOORING

- First-class porcelain stoneware, non-slip and anti-freeze, placed with water-repellent adhesive.

### INDOOR FLOORING

- First-class porcelain stoneware, laid with water-repellent adhesive.

### PAINTWORK

- Plastic paint with a smooth finish and white colour on walls and ceiling.

## CLADDING IN BATHROOMS

- First-class porcelain stoneware, laid with water-repellent adhesive. (According to the project).
- Master suite toilet walls Gresite black circle or similar.

## OTHER CLADDINGS

- Wallpaper in the vertical wall of the living room (According to the project) and on the headboard of the master suite bedroom.

## EXTERIOR JOINERY

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Electric shutters integrated into the joinery in sleeping areas.
- Pre-installation of electric roller-blinds.
- Two-colour aluminium joinery in the master suite.

## GLAZING

- Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- Fixed glass in showers.
- Aluminium laminated glass railing on terraces.

## INTERIOR JOINERY

- Kitchen:
  - \_Furnished with large capacity high and low cabinets finished in melanin, doors with wood tones.
  - \_Black tinted glass on vertical faces and cabinet doors (according to the project).
  - \_Top and peninsula in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
  - \_Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- Dressing rooms/Wardrobes:
  - \_Dressing rooms in both bedroom suites, with folding doors and recessed vertical claw, lined interior and drawers. (According to project plan).
  - \_Built-in wardrobe in bedroom; lined interior with drawers. (According to project plan).
- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door in armoured wood with security lock. Two-colour finish; white inside.
- Decorative wood slat latticework to separate spaces, in hall-living room and the master suite.

## LIGHTING

- Interior:

\_Functional light: applied LED technology, white controls throughout the house and plugs according to regulations.

\_Ambient light: LED strips in kitchen cabinet, living room, main bathroom suite and master suite headboard.

- Exterior: LED strip embedded in the ceiling of the porch on the ground floor and the main terrace on the first floor. In addition, wall lights and beacons placed according to the project plan.

## TOILETS AND TAPS

- Suspended toilet and cushioned hinge seat.
- Wall-mounted basin mixer tap and countertop basin in the master suite.
- Built-in shower mixer, consisting of a hand shower and a shower head. Thermostatic shower in the master suite.

## HEATING AND AIR CONDITIONING

- Ducted air conditioning with direct expansion heat pump.
- Electric underfloor heating in bathrooms.
- Installation of air renewal and extraction.
- Pre-installation for electric towel racks in bathrooms.

## DOMESTIC HOT WATER

- High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

## PLUMBING AND DRAINAGE

- Plastic pipes resistant to extreme water temperatures.
- Installation of PVC drainage in soundproof drains and downspouts.
- General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- Outdoor water connections on the ground floor and solarium.

## ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television, radio and telephone sockets in living room-kitchen and bedrooms.
- Pre-installation of cable television.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.

## OUTDOORS

- Private pool with waterfall, pre-installation of heat pump and solar shower.
- Barbecue integrated in masonry wall.
- Integrated laundry in masonry wall.
- Parking spaces for one vehicle.

## BASEMENT

- Basement finished in concrete.
- Casement windows (according to the project).
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.

## SOLARIUM

- Pre-installation for kitchen, jacuzzi and photovoltaic.
- Lighting and telecommunications point.