

## **BUILDING SPECIFICATIONS**

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### **FOUNDATIONS AND STRUCTURES**

- Reinforced concrete slab foundations.
- Reinforced concrete structure, with reticular framework. Staircases made of solid slabs of reinforced concrete.

### **ROOFS**

- Non-passable flat roofs. All air conditioning equipment will be placed in areas with access from all common areas; with waterproofing and thermal insulation, in all cases.

### **WALLS AND PARTITIONS**

- Prefabricated concrete walls / artificial stone or double hollow brick, gypsum board insulation and cladding.
- Separations of common areas and areas between dwelling units with double hollow brick partitions, insulation and gypsum board cladding inside dwellings.
- Gypsum board partitions (water-repellent in wet rooms) with intermediate insulation.

### **FAÇADES**

- Prefabricated concrete / artificial stone or white or coloured façade plaster finish with plastene.
- Folding external carpentry in PVC profiles or anodised aluminium with thermal bridge break.
- CLIMALIT 4 + 12 + 6 double glazing.
- Motorised roller blinds in bedrooms; in ground floor dwellings, also in kitchens and living rooms.
- Outdoor shutters on terrace overhangs, PVC or anodised aluminium.

### **FLOORS**

- 2 cm thermoacoustic insulation on slabs.
- Large porcelain stoneware tiles covering all interior floors.
- Porcelain stoneware floors for outdoor use on terraces.

### **INTERIOR WALLS**

- Premium quality stoneware tiles in bathrooms.
- Smooth plastic paint finish in other rooms.

### **INDOOR CARPENTRY**

- Main entrance armoured door with security lock.
- Interior carpentry in lacquered wood with horizontal grooving.
- Wardrobes in all bedrooms, with lacquered wood doors with horizontal grooving, lined inside with textured melamine, with shelving and hanging bar.

## KITCHEN

- High and low furniture, high gloss laminate finish.
- Natural stone and resin countertops.
- One bowl recessed stainless steel sink.
- Ceramic cook top, hood and oven with stainless steel anti-fingerprint finish.

## BATHROOMS

- White vitrified porcelain sanitary ware.
- Suspended white vitrified porcelain washstands, with low cabinets.
- Recessed resin shower trays with glass partition.
- Mirrors in all bathrooms.
- Quality mixer taps.
- Underfloor heating in all bathrooms.

## INSTALLATIONS

- **Duct air conditioning and heating**, with adjustable air-movement louvers.
- Renewable **hot water** (aerothermal or solar energy).
- Electricity installation in accordance with regulations (REBT). Premium brand mechanisms. Light fixtures in terraces, kitchen and bathrooms. Presence detectors for automatic lighting in common areas such as garages, doorways and stairways.
- **Telecommunications**: Basic telephone network, cable telecommunication, terrestrial TV and satellite TV with a dish for two satellites; outlets in living room, kitchen and all bedrooms.
- Video intercom.
- Pre-installed alarm.
- Installation of **fire protection** in garage and common areas, comprising forced ventilation, fire extinguishers and equipped fire hydrants.

## MISCELLANEOUS

- CCTV for monitoring accesses and common areas, connectable to Security Service circuit.
- Direct elevators from garages and storage areas, appropriate for people with reduced mobility, with automatic stainless steel doors with photoelectric cells.
- Letter boxes next to each entrance door.
- Fully enclosed community.
- Communal gardens, with lawn and trees. Automatic sprinkler and drip irrigation.
- Garden and pedestrian walkways lighting.
- 3 gresite swimming pools (infinity, heated and children's). Jacuzzi.
- Multipurpose sports court.
- Underground parking and storage for each dwelling.
- Automatic doors with remote controls for garage access.

All specifications are subject to change without notice, at the discretion of the Project Management, with similar or higher range replacements.

Dwellings can be adapted for people with reduced mobility.

Dwellings have a ten-year damages insurance guarantee for fundamental works in compliance with Law 38/99 of 5 November on Construction Planning (LOE).

Energy Rating: **C**