



QUALITY BUILDING SPECIFICATIONS // QUALITY LIST- PHASE 8

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundation and structure. Insulated suspended floor with extruded polystyrene system, providing thermal insulation from the air chamber. In compliance with CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS

Façade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.

Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface in both sides.

ROOF

Non-accessible flat roof with extruded polystyrene thermal insulation. Asphalt membrane finished with a gravel protective layer for a waterproofing roof, according to CTE.

FLOORING AND TILING

Top-quality flooring indoors. Ground floor garden with top-quality, anti-slip porcelain stoneware tiles.

Bathrooms and kitchen tiled with high quality stoneware tiles and acrylic painting. **Decorative shelf with LED lighting** in both bathrooms.

OUTDOOR CARPENTRY AND LOCKS

White, PVC outdoor carpentry (**Kömmerling** brand), with hermetic sliding doors, and thermal aluminium shutters. **Double laminated glass 3+3 /12/ 3+3. Motorisation in large shutters** is included.

Garden gate doors with powder coated metal profiles, and white slatted aluminium panels, design according to management. Armoured entrance door, with CE marking, outer panel in PVC and plain white interior panel.

Stainless steel profiles and **safety glass** on top of the plot's front wall.

INDOOR CARPENTRY

Interior wooden doors lacquered in white colour. Door frame in beech wood, lacquered in white colour. Design according to management. Wheelchair accessible doors with **82 cm special width** in ground floor.

Built-in wardrobes with folding doors lacquered in white colour. **Lined wardrobes in white colour with drawers, shelves and clothes rank.**

Dressing room in master room, finished in white colour, with drawers, shelves, clothes rank, trousers pull-out hangers and mirror.

PLUMBING, SANITARY WARE AND SHW

Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.

Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms. **Modern design furniture** with porcelain sinks. **LED bathroom mirror. Rainfall shower column.**

Anti-slip shower tray in both bathrooms.

A programmable **150 litres air boiler** for hot water in sanitary ware.

Shower screen with transparent safety glass in both bathrooms.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project. Pre-installation for optical fibre connection. White *Simon 82* mechanisms or similar ones.

LED illuminated façade on both floors. Spotlights embedded in garden's walls to provide ambient lighting.

Video intercom. Interior monitor with a 7" colour screen.

HEATING AND AIR CONDITIONING

Fiberglass ducts pre-installation for air conditioning. Separate pre-installation in each dwelling's floor.

Electric underfloor heating mat in both bathrooms, with insulation and programmable digital thermostat.

POOL

Reinforced concrete pool with Jacuzzi. Stainless steel shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, two LED spotlights, and glass mosaic tiles. Complete water treatment equipment.

DECORATION AND PAINTING

Walls and ceilings' smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with laminated gypsum boards and decorative vinyl.

Backlit Onyx marble with LEDs in living room area.

Upper floor's terrace railing with stainless steel profiles and safety glass. **Interior staircase with LED lighting.**

KITCHEN

White gloss doors and edges with LED lighting. Shock absorber hinges with *Blum Motion* system. **Compact Marble Worktop.**

Balay electrical appliances are included (ceramic hob, oven, extractor fan, fridge integrated in kitchen, dishwasher, microwave, and washing machine). **Wine cooler for 12 bottles of wine.**

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