



STANDARD BUILDING SPECIFICATIONS

The homes will be delivered totally terminated, with an overall finish of excellent quality with modern design details and fully equipped with pieces that can be personalised to suit the client's wishes. Therefore, this list is a guide and not a contractual commitment.

STRUCTURE

- Earthquake resistant foundations and structure, made in reinforced concrete, according to the plans. Stamped concrete ramps and circulation zones for traffic and pedestrians.

MASONRY

- Exterior: double wall (11+9 cm) with air chamber (2-3 cm) and interior insulation by sprayed polyurethane (5 cm), except in garage and utility rooms.
- Interior walls of 9 cm, built using traditional brick-laying techniques.



FACADE

- Exterior facade in fine white monocapa,
- Application of ceramic or stone facade.

FLOOR AND WALL TILES

- Cream marble flooring in large format or porcelain tile chosen by the client, except in wet rooms that will floor with porcelain tile.
- Tiled bathrooms with 30x90 porcelain stoneware.

- Laminated floor with high-quality flooring.

PAINTING

- Matt plastic white paint.

PLUMBING

- Piped water pipes linked polyethylene or polypropylene, according to project.
- Master bedroom bathroom faucet: sink and shower mixer Grohe series "Concetto". Built-in shower thermostatic mixer with diverter for two outputs (roof and shower) Grohe model "cosmopolitan Grohetherm 3000". Tress ceiling sprinkler maca 25x25 cm.



- Other bathrooms mixer: sink mixer Tress model Slim-three. Thermostatic shower Slim / box Tress.



- Sanitary suspended in wall Gala model "Universal" or similar. WC with concealed cistern and wall-click mechanism. Keys independent court in each bathroom. Bath brand Gala "Emma" or similar. Resin shower trays.



- *Making outdoor water garden.*
- *Hot water by solar panel and electrical support.*
- *Two decalcifiers brand Aquasonic in each house.*

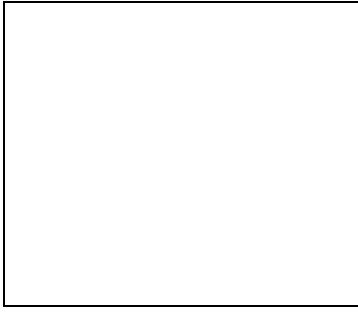


ELECTRICITY

- *TV, telephone and data sockets (master bedroom, living room and office or any other client's choice).*
- *Pre-installation for "home cinema" in the living room.*
- *Automatic video intercom with remote opening for the exterior pedestrian entrance.*
- *TDT antenna. (Optional: satellite dish for reception of Astra or other satellite channels as selected by the client).*
- *Socket in the garage for electric vehicle charging.*
- *Internal alarm as project safety technician with motion detectors or break equipped with cameras image recording, control and communication panel.*

CLIMATE COMFORT AND EFFICIENCY:

- *Installation of air conditioning cold and heat by conduits hidden in plaster ceiling, with adjustable grids expulsion in all rooms of the house, except in bathrooms where you can choose heated towel rail agency, infrared heating or electric radiant floor.*



- Heat pump high efficiency air-air first mark. Minimum energy rating A.
- Passive ventilation system driven by hidden channels hidden automated automatic ceiling fan.

INTERIOR CARPENTRY

- Access door armored.
- Interior doors in white, pantographed with three lines.
- Built-in wardrobes or closets with sliding doors matching the woodwork. Lined interiors with luggage compartment and hanging space.

EXTERIOR CARPENTRY

- Exterior carpentry in lacquered aluminum with thermal break with double laminated safety glass and air chamber 12-20 mm depending on the project.
- Automatic opening mechanism for garage door and gate, with remote control.

KITCHEN

- German kitchen furniture design and high-quality five-year warranty provided by Creativ Kitchen. Fully equipped with all new appliances: induction cooktop, microwave, multifunction oven, hood design high quality, integrated fridge and integrated dishwasher brands.
- Granite counter tops or other material chosen by the customer.

GARDEN

- Installation of automatic watering systems for the whole block with 50 cm. cypress trees around the perimeter and individual trees in separate planters.

SWIMMING POOL

- Private pool in each homes. Interior lighting in swimming pools, stair construction, glass mosaic of 2.5x2.5 color to choose from proposed by the developer. Dimensions and design according to project

INCLUDED:

- Quality control of project and structural work carried out by and independent QC company. (QUALIBÉRICA)
- 10-year insurance policy against structural building defects. (MAPFRE)
- Certificate of energetic efficiency by AVEN.
- Certificate of acustic isolation by independent laboratory.
- Ecological management of the waste produced during construction.
- All the equipment guaranteed during two to five years.

IMPORTANT: THE 3D IMAGES ARE AN ARTISTIC INTERPRETATION OF THE FUTURE HOUSES THAT COULD BE CHANGED. THEY ARE SIMPLY RECREATIONS AND HAVE ELEMENTS THAT ARE NOT INCLUDED IN THE PROJECT.