

SPECIFICATIONS

FOUNDATION AND STRUCTURE:

- Foundations made by concrete slabs.
- Structure by reinforced concrete walls and pillars and waffle slabs, all in accordance with the current legislations.

WALLS:

- The exterior walls consist of a double hollow brick wall, ½ foot width, air cavity with thermal insulation by polyurethane foam plus an interior brick wall.
- The dividing walls between apartments consist of a double hollow brick wall, mineral wool plus another wall, ½ foot width, built with perforated bricks.
- All interior walls of the apartments are made of double hollow bricks.
- Parapets of terraces, where appropriate, built with perforated bricks, ready to incorporate glass railings without frame and embedded in the construction, according to design.
- The separation between terraces is done by matt butylated glass.
- The railings of the communal areas are made of glass with stainless steel handrails.

EXTERIOR AND INTERIOR COATINGS:

- Exterior walls, where appropriate, are finished with water-proof cement mortar.
- Interior walls and ceilings have plaster finishes.
- False ceilings in hallways, kitchens and bathrooms as well as in the distribution hallways of the communal areas.
- Some parts of the nucleus of the staircases will be finished with porcelain tiles where appropriate.

FLOORING AND TILING:

- Porcelain by “PORCELANOSA” flooring throughout the apartment and the terraces.
- Bathrooms with porcelain by “PORCELANOSA” tiles, to different heights where the showers, baths and sinks according to design. The rest of the bathroom walls will be plaster finish painted in white colour.

EXTERIOR CARPENTRY:

- All exterior carpentry is made of anodized aluminium by “CORTIZO” or similar, with thermal break and double-glazing.

INTERIOR CARPENTRY:

- Front door with reinforced leaf, smooth finish and white lacquered including safety lock.
- Interior doors are smooth finish and white lacquered, according to design, including chrome finish fittings.
- Hinged wardrobe doors, with identical quality as the interior doors. The interior is lined with melamine board and includes drawers, shelves, rails and shoe racks according to design.

LIFTS:

- Lifts by “OTIS”, model “GÉNESIS” or similar, 450 Kg load.

ELECTRICITY AND TELECOMUNICATIONS:

- Electrical and telecommunications installation using first quality materials in accordance with the current legislation.
- Electrical switches and sockets are chrome finish, “NIESSEN” or similar.
- TV and telephone points in bedrooms, kitchen and lounge.
- Complete installation of automatic entry phone for pedestrian’s gates.
- Halogen spotlighting in halls and bathrooms, chromed finish.
- Modern design wall light fixture in terraces. Spotlights and/or wall light fixtures in the communal corridors, entrances and staircases, the same model as the ones used in the private terraces, according to design.

AIR-CONDITIONING:

- Fully fitted hot and cold air conditioning in lounge and bedrooms, by conducts including exterior and interior unit.

PLUMBING:

- The hot and cold water installation is carried out in accordance with the current legislation, with first quality pipes for cold water and heat-insulated pipes for hot water, with partial flow shut-off valve in each wet room and individualised for each device.
- Sanitary hot water is supplied by heat pump.

BATHROOMS:

- White colour WC by “JACOB DELAFÓN” or similar.
- White colour acrylic bath by “JACOB DELAFÓN” or similar where applicable according to design.
- Resin shower trays, white colour and non-slip finish. The size of the shower will be according to design.
- White colour resin sinks.
- Chrome finish mixer taps by “TRES” or similar.
- Fixed glass shower screen in showers, chrome finish fittings, according to design.
- Mirror over sinks.

KITCHENS:

- The kitchens are fitted, with full-wall units in white colour, where applicable according to design.
- Kitchen work surface by “SILESTONE”, model “WHITE STORM” or similar, the splash back is finished with white colour glass.

APPLIANCES:

- Ceramic hob, stainless steel finish electric oven, stainless steel finish fridge, washing machine and integrated dish-washer by “BALAY” or similar.
- Extractor fan flush to the ceiling by “NEFF” or similar.
- Stainless steel sink and mixer water tap.

PAINT:

- White colour waterproof paint on exterior areas, according to design.
- Smooth plastic white paint in walls and ceilings on interior areas.

GROUNDS AND PARKING:

- The pedestrians' access pavement is made of stamped concrete.
- The plot enclosure is done by concrete wall and/or metallic fence and/or brick wall filled with mortar painted in white, as appropriate.
- The vehicles and the pedestrian's entrance gate is metallic with a modern design. The vehicles' one is operated by remote control.
- The swimming pool is finished with "gresite" (mosaic tiles), underwater lighting and salt water chlorination system.
- Contemporary style gardens.
- Pergola in solariums made by galvanized steel light structure according to building design.

* Quality specification subject to technical revisions without decreasing the quality level.

* The present document is a translation of the original document which is in the Spanish Language. In the event of discrepancies, the Spanish document shall prevail.