

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, air cavity with thermal insulation by polyurethane foam plus an interior brick wall.
- The dividing walls between apartments are double, consisting of a wall made with double hollow bricks and another with perforated ones, with a not ventilated central cavity, insulated with mineral wool.
- All interior walls of the apartments are made of double hollow bricks.
- Parapets of terraces, where appropriate, built with perforated bricks, ready to incorporate non framed glass railings and embedded into the construction, according to design.
- The separation between the terraces is done by a perforated brick wall, ready to incorporate a glass embedded into the construction, according to design.
- Perforated brick wall, between solariums, to be as high as necessary. The top of the wall is finished with prefabricated concrete coping in white color, by ULMA or similar.

EXTERIOR AND INTERIOR COATINGS:

- Exterior walls, where appropriate, are finished with water-proof cement mortar.
- Interior walls and ceilings have plaster finishes.
- False ceilings throughout the whole apartment to different heights depending on each room, including a perimeter cavity next to some windows and exterior doors, according to design.

FLOORING AND TILING:

- Porcelain flooring throughout the apartment by “PORCELANOSA-URBATEK” or similar.
- Porcelain flooring throughout the terraces, solariums and communal areas (portals) by “PORCELANOSA-VENIS” or similar.
- Bathrooms with porcelain tiles by “PORCELANOSA-URBATEK” or similar to different heights where the showers, baths and sinks according to design. The rest of the bathroom walls plastered finish painted in white colour.

EXTERIOR CARPENTRY:

- All exterior carpentry is made of aluminium by “CORTIZO” or similar, with thermal break and double-glazing. Reduced frames in sliding doors to terraces.

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, 220 cm leaf, including chrome finish fittings and concealed hinges.
- Hinged wardrobe doors, same model as the interior doors. The interior is lined with melamine board and includes drawers, shelves, rails and shoe racks according to design.

ELECTRICITY AND TELECOMUNICATIONS:

- Electrical and telecommunications installation using first quality materials in accordance with the current legislation.
- Electrical switches and sockets are white-glass finish, “NIESEN” or similar.
- TV and telephone points in bedrooms, kitchen and lounge.
- Complete installation of automatic video entry phone for pedestrian’s gate.
- LED lighting in halls and bathrooms, white matte finish.
- Wall light fixtures to illuminate terraces. Built-in lights on parapets to illuminate the floors of the terraces, except on ground floor apartments.
- LED lights in communal corridors, entrances and staircases.

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 with “Aerothermia” system to promote the energy saving.

AIR-CONDITIONING:

- Fully fitted hot and cold air conditioning in lounge and bedrooms, executed by ducts, including exterior and interior unit, with AIR ZONE system and digital smart individual thermostats.

BATHROOMS:

- Wall-hung white toilet, in master bathroom by “PORCELANOSA-NOKEN” or similar, concealed cistern and white push button.
- White colour toilets by “PORCELANOSA-NOKEN” or similar in the rest of the bathrooms.
- White colour acrylic bath by “JACOB DELAFON” 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.
- Thermoformed “KRION” washbasins including vanity unit by “PORCELANOSA-GAMADDECOR” or similar, matte white lacquered. Washbasins single or twin according to design.
- Chrome finish mixer taps by “TRES” or similar.
- Rainshower head flush with the ceiling in showers.
- Glass shower screens in showers, fixed and/or hinged (where applicable) with chrome finish fittings, according to design.
- Mirror over sinks.
- Sliding glass door between bedroom and bathroom, where applicable according to design.

KITCHENS:

- The kitchens are fitted, with full-wall units, according to design, white matt lacquered finish, by “PORECELANOSA-GAMADDECOR” or similar. Aluminium skirting, smooth white lacquered finish.
- LED strip lights below top units.
- “KRION” kitchen work surface and splash back including integrated sink.

APPLIANCES:

- Induction hob, multifunction pyrolytic oven, microwave, integrated fridge-freezer, integrated dishwasher, washing machine and tumble dryer, by “SIEMENS” or similar.
- Flush to ceiling extractor fan by “NEFF” or similar in apartments A and C located on the first and the second floors. Under-unit extractor fan in the rest of the apartments by “SIEMENS” or similar.
- 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 prefabricated 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 pedestrians’ entrance gates are metallic with a modern design. The vehicles’ ones are operated by remote control.
- Outdoor overflow pool with two beach entries, underwater lighting and salt chlorination system.

- Heated indoor pool with salt chlorination system and underwater lighting.
- Contemporary style gardens with automatic irrigation.
- Beacons illuminate the outdoor paths, and floodlights illuminate other specific parts of the gardens.
- Pergola in solariums made by galvanized steel light structure, in the rest of the terraces the pergola is made with concrete, where applicable according to design.

LIFTS:

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

* 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.