

## SPECIFICATIONS

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### 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 TELECOMMUNICATIONS:

- 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-GAMADECOR” 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-GAMADECOR” 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 of blocks 1, 2 and 3 and in apartments A and C located on the ground and first floors of blocks 4 and 5. 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 heated pool, underwater lighting and salt chlorination system.

- 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 “Thyssenkrupp” 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.