

# IDYLLIC

BOUTIQUE RESIDENCES

QUALITY SPECIFICATIONS

## **FOUNDATIONS AND STRUCTURE:**

Foundations based on the geotechnical study.

Structure with reinforced concrete walls and pillars and slabs, according to current regulations.

## **EXTERIOR AND INTERIOR ENCLOSURES:**

Exterior enclosure composed of ½ foot of plastered and painted brick, air chamber with thermal insulation based on polyurethane foam and plasterboard lining with a 15 mm thick sheet.

Interior partition walls of the house made of a 15mm laminated plasterboard with galvanized steel structure fixed to the floor and ceiling.

Interior dividing walls between houses by means of ½ foot of rough brick with 15mm of plaster on both sides and a partition wall of a 15mm laminated plasterboard with galvanized steel structure on both sides. In the case of a dividing wall in an expansion joint, one of the partitions will be self-supporting.

Home terrace parapets, by means of rough brickwork with the same finish as the façade combined with 8+8.2 stadip glass railing fronts and composite panel of wooden slats in certain areas, according to the project.

Dividing walls between house terraces by means of plastered and painted brickwork with the same finish as the façade or clad with composite panel of wooden slats in other areas, according to the project.

## **EXTERIOR AND INTERIOR CLADDING:**

Exterior plastered with waterproof cement mortar where applicable according to design.

Projected plaster lining and smoothing on interior walls and ceilings.

False ceiling of laminated plasterboard in kitchens, bathrooms and certain passage areas.

## **ROOF:**

Flat, non-traversable inverted roof finished in gravel with high-density thermal insulation.

## **FLOORING AND TILING:**

Interior flooring of the entire house using 60.50 x 60.5 cm ceramic material.

Skirting clad in white.

Direct ceramic flooring of terraces using 60.50 x 60.5 cm outdoor stoneware.

Direct ceramic flooring of communal areas using 60 x 60cm non-slip stoneware.

Tiling in bathrooms with ceramic material of dimensions to choose between 30.5 x 90 cm combined with painted areas according to design.

Extruded aluminium skirting in bathrooms and laundry rooms, in areas without tiling.

## **EXTERIOR CARPENTRY:**

Exterior carpentry in Cortizo brand windows, model COR 60 and balcony doors in Cortizo brand aluminium, model COR4900, with thermal break and ventilation included complying with the Technical Building Code.

Double glazing and placement of safety glass in lower areas according to regulations.

## **INTERIOR CARPENTRY:**

Entrance door with armoured leaf, smooth white interior finish and exterior with phenolic compact panel, with security lock.

Passage doors to choose between smooth white or white lacquered with rungs, and handle.

Standard height and lock inside bathrooms.

Wardrobe fronts with hinged doors to choose between smooth white or white with rungs, with interior lining of wardrobes with melamine finish in textile simil, including trunk and hanging bars according to design and a 60 cm drawer unit per bedroom.

**LOCKSMITHERY:**

Enclosure of the plot with the street made with riprap wall with hot-galvanized and plastic-coated single-twist mesh with vegetation support.

Enclosure between ground floor terraces of hot-galvanized and plastic-coated single-twist mesh in garden areas, combined with plastered rough brickwork areas on terraces over garages or combined with riprap wall on which hot-galvanized and plastic-coated single-twist mesh is placed.

**ELECTRICITY AND TELECOMMUNICATIONS:**

Top quality electrical and telecommunications installation, according to current regulations. Mechanisms finished in white.

Telephone and television points in all bedrooms, living room and kitchen.

Installation of intercom with automatic opening of pedestrian door. (Property and portal)

In corridors of common areas, portals, pedestrian entrances and stairwells will be illuminated by LED lights.

Installation in bathrooms and toilets of the house of three halogens per bathroom or toilet on the ceiling according to design.

TV socket and double socket on terraces according to project.

The development will have a system for generating electricity from renewable sources in the cases and conditions established in the CTE.

**PLUMBING:**

The entire cold and hot water installation is carried out according to current regulations, with 1st quality pipe for cold water and heat-insulated for hot water, with partial cuts in each wet room and individualized for each appliance.

DHW production by means of centralized aerothermal energy.

Soundproofed downpipes according to project and drains in top quality polypropylene or PVC pipe in living areas.

Installation of bi-thermal sockets for washing machine and dishwasher.

Water intake on house terraces.

Pre-installation for future shower in solarium.

**AIR CONDITIONING INSTALLATION:**

Installation of hot-cold air conditioning for living room and bedrooms, by means of ducts. The installation consists of provision for high electrification in the house, which allows contracting the necessary energy, electrical supply line from the house panel to the location of the outdoor unit, the secondary bathroom or laundry room where the indoor unit is housed will have a false ceiling tile and there will be a provision for drainage, refrigeration line and electrical interconnection between indoor and outdoor unit, Climaver type or similar fiberglass duct network for air discharge, single deflection discharge grilles, manual regulation and 45° louvered return grilles, as well as channeling and cable for thermostat. Indoor and outdoor unit (with location of the outdoor unit on the roof, according to project).

**BATHROOMS:**

Suspended toilet in main bathroom.

Gala brand or similar toilet in white for the rest of the bathrooms.

Acrylic bathtub, where applicable according to design, Gala brand or similar in white.

White mineral load low profile extra-flat shower tray in main bathroom.

Bathroom furniture in the main bathroom, with two sinks, with a soft-close drawer and total extraction. Measures according to plans, walnut finish.

Bathroom furniture in the rest of the bathrooms, with one sink, with a soft-close drawer and total extraction. Measurements according to plans, to choose between several finishes by the client. Chrome-plated single-lever "TRES" brand or similar taps in main bathroom furniture and

CANIGÓ brand or similar taps in secondary bathroom furniture.

Thermostatic chrome bathtub taps "TRES" brand or similar.  
Thermostatic chrome shower taps "TRES" brand or similar 2-way with large shower head.  
Mirror over washbasin in all bathrooms measuring 800x1000xmm. in one-sink unit and 1200x1000 mm in two-sink unit.  
Fixed screen in tempered glass showers.

#### **KITCHEN:**

Fully furnished kitchen, with low and high units up to the ceiling according to design, drawer units and 19 mm doors in matt white or natural wood laminate finish, with its 4 matching edges, with lacquered aluminium groove type handle

matching the furniture, smooth plinth made of aluminium matching the furniture.

Lighting by LED strip under wall units.

Countertop of the Compac brand or similar. The countertop will rise vertically, to cover the free front between high and low kitchen units.

#### **APPLIANCES:**

Induction hob, multifunction oven, integrated extractor hood, microwave, refrigerator, integrated dishwasher. Balay brand or similar.  
Stainless steel sink with single-lever tap.

#### **PAINTING AND FALSE CEILINGS:**

Exterior is finished with exterior paint in a combination of colours, according to design.

Interior, vertical walls painted with smooth plastic to choose between various colours.

False ceiling painted in white smooth plastic in kitchen, bathrooms and certain areas according to project.

#### **EXTERIOR URBANIZATION:\***

Vehicle gates with automatic activation by remote control.

Infinity pool for adults, children's pool, all with saline chlorination and interior lighting.

Gardening, with automatic irrigation by sprinkler in lawns, and by drip in the rest.

Lighting on paths by means of beacons and spotlights in specific garden areas.

Community room, with coworking space and games room.

Gym.

Jacuzzi, sauna, Turkish bath and shower area.

Toilets and maintenance area.

Picnic area.

Security booth not included.

Spa relaxation area with Turkish bath, sauna, jacuzzi and showers.

#### **LIFTS:**

"OTIS" brand lifts, "Génesis" model or similar.

# IDYLLIC

BOUTIQUE RESIDENCES