


# QUALITY SPECIFICATIONS REPORT

## 12 Semi-detached Single-Family Homes

 Materials carefully selected to ensure durability, comfort and efficiency



### FOUNDATIONS AND STRUCTURAL SYSTEM

- Foundations comprising reinforced concrete isolated footings at column bases and strip footings beneath load-bearing walls, or alternatively a reinforced concrete slab foundation.
- Final foundation solution to be confirmed subject to the geotechnical study report.
- One-way reinforced concrete slabs (prestressed joists with ceramic infill blocks).
- Reinforced concrete slab staircases.



### EXTERNAL FINISHES

- Brick façade with single-coat render finish and smooth paint, incorporating thermal insulation in compliance with current regulations and an air cavity with internal brick lining.
- Internal wall finishes in plaster with smooth paint or large-format porcelain stoneware tiling.
- Walkable terraces finished with non-slip porcelain stoneware.
- Non-accessible flat roof designated for building services installations.
- Aluminium external joinery with thermal break system, available in hinged or sliding configurations.
- Double glazing, laminated Climalit type 3+3/12/6 or equivalent.
- Private independent swimming pool, including outdoor shower, solar installation and filtration system.




### INTERNAL FINISHES

#### VERTICAL SURFACES

- Internal partitions formed by double hollow brickwork.
- Party walls between semi-detached dwellings constructed with double brick leaf and intermediate acoustic/thermal insulation, or alternative solution in compliance with Building Regulations (CTE).
- Smooth plaster finish to vertical surfaces with reinforced corner beads.
- Bathrooms fully tiled with large-format porcelain stoneware.
- Smooth paint finish on vertical surfaces throughout the remainder of the dwelling.
- Front boundaries of individual plots enclosed with brick parapet wall finished in render and paint, topped with metal fencing and incorporating metal access gates.
- Separation between plots and rear boundaries formed by metal mesh fencing.

# QUALITY SPECIFICATIONS REPORT

## 12 Semi-detached Single-Family Homes

 Materials carefully selected to ensure durability, comfort and efficiency

### HORIZONTAL SURFACES

- Large-format porcelain stoneware flooring with matching synthetic skirting boards throughout.
- Textured polished concrete finish to entrance areas and rear garden zones.
- Porcelain stoneware flooring in bathrooms and kitchen.
- Staircases finished in porcelain stoneware on treads and risers, with side stringer and metal handrail.
- Terraces and porches finished with exterior-grade porcelain stoneware.
- Suspended ceilings in smooth plaster or plasterboard to kitchens, bathrooms, entrance hall and circulation areas.
- Smooth plaster finish to remaining horizontal surfaces.
- Smooth painted finish to ceilings in kitchens and bathrooms.
- Smooth painted finish to horizontal surfaces in the remainder of the dwelling



### JOINERY (TIMBER AND METAL)

- Reinforced security entrance door with metal frame and three-point locking system, lacquered on both sides.
- Interior doors finished in white lacquer with stainless steel ironmongery.
- Built-in wardrobes (block system) with sliding doors, finished in white lacquer.



### BUILDING SERVICES INSTALLATIONS

- Sanitary ware in white vitrified porcelain from leading brands such as Roca, Galassia or equivalent. All bathrooms include shower installations.
- Hot and cold water supply points for sink, washing machine and dishwasher, including corresponding drainage connections.
- Single-lever chrome-plated mixer taps.
- External cold water point on terraces and porches.
- Electrical fittings from recognised brands such as Simon, Niessen, BJC or equivalent.
- Each dwelling equipped with the necessary electrical circuits, fittings and main distribution board in compliance with the latest Low Voltage Electrical Regulations (REBT).
- Aerothermal system installation for domestic hot water production.
- Telecommunications network in compliance with current ICT regulations, including TV-FM, telephone and data outlets in living room, bedrooms and kitchen. Entrance call system and video intercom at both ground and upper floors.
- Hybrid ventilation system for air extraction and renewal throughout the dwelling.
- Ducted air conditioning system installed in living-dining room and bedrooms.



### KITCHEN

- Fully fitted kitchen designed in accordance with the project specifications, including high-end appliances from leading brands.