



QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Deep foundations comprising reinforced concrete micro-piles, in accordance with the parameters specified in the Geotechnical Study and current regulations.
- Mixed retaining walls, depending on the area, comprising reinforced concrete and riprap.
- Reinforced concrete frame structure with grid-type floor slabs in accordance with the project specifications and applicable regulations.

FACADES AND ROOFS

- Facades comprising an outer layer of ceramic brick, with an external finish of plaster painted with an acrylic coating and external thermal insulation, and an inner layer of laminated plasterboard cladding.
- Inverted flat roofs, in areas accessible to foot traffic, are finished with non-slip porcelain stoneware tiles.

INSULATION

- Thermal and acoustic comfort will be ensured throughout the building envelope by means of an insulation system complying with the requirements of the Technical Building Code (DB-HE).

PARTITION WALLS AND DIVIDERS BETWEEN FLATS

- Internal partitions within flats are constructed using a laminated plasterboard system with galvanised steel studs and acoustic/thermal insulation within the cavity.

EXTERIOR JOINERY

- Top-quality aluminium exterior joinery with a thermal break system, fitted with low-emissivity double-glazed units and slim-profile sliding doors providing access to the terraces.
- Glass balustrades on terrace parapets and the roof.



INTERIOR JOINERY

- The main entrance door to the property will be reinforced, with a security lock and an interior finish similar to that of the other interior doors.
- Interior doors will be hinged or sliding as appropriate, with a smooth white lacquered door leaf 210 cm high, fitted with a rubber draught strip for sound insulation and stainless steel fittings.
- The wardrobes will have doors with the same finish as the interior doors and will be lined on the inside, featuring drawers, luggage shelves, a hanging rail and LED interior lighting in the en-suite bedroom.

KITCHEN

- Kitchens fitted with top-quality wall and base units, as well as an island with base units, a Silestone worktop, a large-format under-mounted stainless steel sink, under-cabinet lighting, etc., and equipped with the following appliances:
 - Multifunction oven
 - Microwave
 - Induction hob with built-in extractor fan
 - Dishwasher
 - Fridge
 - Washing machine

FINISHES

- The flooring throughout the property will be high-quality, large-format porcelain stoneware from leading brands such as GUNNI & TRENTINO or SIMILAR, with non-slip tiles on the terraces and where required.
- The wall tiles in the bathrooms will be high-quality porcelain stoneware combined with painted walls, in accordance with the project design.
- The property will feature a laminated plasterboard false ceiling throughout, in accordance with the project design, with access hatches for service installations.



EXTERIOR

Swimming pool, above-ground parking, and decorative fencing designed to complement the exterior at the front of the plot. The landscaped areas will be fitted with drip or sprinkler irrigation systems, as per the project plans.

TAPS AND SANITARY WARE

- The bathrooms will be fitted with wall-hung vanity units with washbasins and worktops in Solid Surface, and top-quality taps from Zuchetti or of a similar standard.
- Wall-hung matt vitrified porcelain toilets with concealed cisterns from Dream Galassia or of a similar standard, in line with the development's design.
- Shower trays constructed on-site using the same flooring material as the bathroom, with a non-slip finish and side glass panels.
- The bathrooms will feature underfloor heating and mirrors with LED backlighting.
- The en-suite bathroom will feature a matt white freestanding bath, and the guest toilet will feature a 'Tótem' washbasin in white concrete.

FITTINGS

- The properties will be fitted with a high-standard electrical installation, with power sockets in all rooms in accordance with the REBT (Regulations on Electrical Installations in Buildings), featuring high-quality fittings.
- They will feature a telecommunications installation with sockets in the living room, bedrooms, kitchens and terraces, in compliance with the regulations governing this type of infrastructure.
- Video intercom and basic home automation system controlled via a mobile app.
- Air conditioning and domestic hot water system using individual air-source heat pumps with dual distribution, underfloor heating and air conditioning ducts within suspended ceilings fitted with grilles and zone-specific thermostats.
- Concealed and insulated plumbing system, with soundproofed drainage pipes to ensure maximum comfort within the home. Water taps on the porch and terraces.



TERRACES AND SOLARIUMS

- Pergolas on terraces made of precast exposed concrete, aluminium, timber or synthetic materials, depending on the project design.

OUTDOOR AREAS

- All outdoor areas will be paved with porcelain tiles, as in the interior, but with a non-slip finish and high-efficiency lighting.
- Landscaping areas will be provided in accordance with the project.
- A large outdoor infinity-style swimming pool, subject to plot size, finished in 'Bali Ba Zatu' by Gunni & Trentino or similar.
- A prefabricated, heated indoor mini-pool with a static swimming system.
- Outdoor lighting comprising bollards, wall lights, recessed floor lights and contemporary-style spotlights.
- Perimeter enclosure of the plot comprising a concrete wall, riprap wall or a design in accordance with the project.
- Designer metal pedestrian and vehicle gates. The vehicle gate will be automatically operated via remote control.