



QUALITY SPECIFICATIONS



FOUNDATION AND STRUCTURE

- Foundation by piles and reinforced concrete slab, with reinforced concrete wall and external drainage in the perimeter.
- Structure, executed with concrete slab and reinforced concrete pillars.

COVER

- Transitable cover with a high degree of thermal insulation, “inverted cover” solution, with waterproofing by projecting polyurea and thermal insulation of extruded polystyrene, with anti-slip porcelain or gravel finish, depending on the zones.

FACADE

- Exterior cladding of facades and exteriors, plastered brickwork and painted.
- Cavity wall with perforated exterior brick, thermal and acoustic insulation with mineral wool and double hollow brick wall of 9 cm interior, finished in plaster.

PARTITION WALLS AND INSULATION

- Interior partitions by double hollow brick wall of 9 cm.
- Between living room and bedrooms with perforated brick.
- Divisions between houses and common areas, double perforated brick and acoustic insulation with mineral wool.



EXTERIOR WOODWORK

- Exterior wood work of aluminium brand “CORTIZO” or similar, colour lacquered to be defined by the Project Management Team, will be established in contrast to the facade. Carpentry with thermal bridge rupture (TBR) and with micro ventilation system.
- Blinds in bedrooms.
- All windows and balcony doors have double glazing (4 + 4) mm + 10 mm + (3 + 3) mm.
- Carpentry of exit to terraces embedded in the floor of the house.

INTERIOR CARPENTRY

- Reinforced entrance door to the dwelling and security lock.
- Interior doors will be of wood with current design and lacquered in broken white. Doors with latches in bathrooms.
- Wardrobes in bedrooms, without skirting boards, sliding fronts with the same design and colour as doors. Interiors lined, division of trunks and metal bar to hang.
- Interior lighting of cabinets using LED strips.

FLOORS

- High quality porcelain floor with skirting board of matching material, throughout the house.
- High quality non-slip porcelain flooring on terraces and porches.

- Printed concrete flooring in common areas.
- Polished concrete floor in garages and storage rooms.

INTERIOR FINISHES

- High quality porcelain tiled walls to bathroom and toilets, floor to ceiling.
- False plaster ceiling in bathrooms and kitchen, as well as in various areas of the property.
- False ceiling for A/C machine installation.
- Rest of the walls of the house covered with plaster.
- Smooth plastic paint.

SANITARY APPLIANCES AND PLUMBING

- High quality white bathroom fittings.
- Furniture set with washbasin in bathrooms and backlit mirror.
- Shower tray made of polyester resins and mineral fillers. Finishes with double layer of non-slip gel coat.
- Fixed shower screen in main bathroom.
- “HANS GROHE” single-handle fittings or similar.
- Single handle mixer for showers “HANS GROHE” or similar.
- Sanitary water network according to the regulations, with separate cutting faucet for each wet zone.
- Installation of hot and cold water drawn according to regulation with reticulated polyethylene (PER) pipes.
- Network of sound-proof downspouts.
- Collective system of production of ACS by means of solar panels system, support of the primary circuit with heat pump, exchanger and individual support in houses by means of electric thermo. Daikin Altherma System.
- Community accumulator tanks with pressure group to ensure uniform and continuous pressure.





THIS PROJECT
HAS THE B ENERGY
PERFORMANCE
CERTIFICATE.



KITCHEN

- Laminated doors with PVC edge.
- Bespoke kitchen cabinets made from water repellent materials.
- Hinges with clip system of 110° and 170° of opening of triple regulation in height, width and depth. Guarantee for 100,000 openings.
- German drawers.
- Hangers: concealed hanging locking system in height and depth from the inside.
- Acrylic or Silestone countertop or similar, with tiled splash back.
- Siemens or similar appliances:
 - Integrated refrigerator.
 - Integrated Dishwasher.
 - Extractor hood.
 - Stainless steel microwave.
 - Multifunction oven.
 - Vitroceramic hob.
 - Washing machine.
 - Stainless steel tray under countertop, brand "Franke" or similar.
 - High-pitched single-lever faucet, chrome, "Franke" or similar.

ELECTRICITY

- Electrical installation according to Low Voltage Electronic Regulation and current regulations.
- 1st quality Hager electrical sockets and switches.
- USB charging cradle.
- Installation of video door phone, with automatic opening of doors.

AIR CONDITIONER

- Individual air-conditioning system for air-to-air system with white lacquered return and return ducts and grilles. Daikin brand or similar.
- Exterior units on deck and evaporator on bathroom or laundry ceiling.

SPECIAL FACILITIES

- Project adapted in its entirety to the Technical Building Code (CTE), Regulation 293/2209 on Accessibility of the Junta de Andalucía and Regulation 169/2011 on Promotion of Renewable Energies, savings and Energy Efficiency.
- Installation of Telecommunications according to Regulation of Common Telecommunications Infrastructures, adapted to Fiber Optic and Coaxial Cable, to provide all the digital options to the dwellings.
- Self-protection system of the house, composed of smoke detector, by sound alarm.

- In Bluetooth Wall Radio System with FM RDS, USB-mp3 and line inputs, headphone output 2 + 2 W. With white double surround.
- Ventilation in houses according to CTE with individual extractors in each bathroom, micro-ventilation integrated in the carpentry and extraction mouths in ceilings of bathrooms and kitchen.
- Acoustic insulation of floor, between dwellings, by floating floor on acoustic sheet of expanded polystyrene.
- Qualification of the energy efficiency of the promotion: B.

LIFT

- Lift to all levels including garages with automatic doors.
- Safety buffer zone between garage and communal zones.

COMMON ZONES

- Swimming pool surrounded by tropical gardens with automatic irrigation.
- Illumination of roads using beacons to avoid light pollution.
- Automatic access door with controls for opening.
- Garage with polished concrete pavement and painted walls.
- Pre-installation of recharging point for electric vehicles in the garage area.
- Disabled access ramp.





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