



Regardless of possible modifications due to technical decisions or legal-regulatory imperatives, the Building Specifications for the Project are as follows:

STRUCTURES

- ✓ Concrete walls and insulated reinforced concrete spread footing in accordance with the technical project and current legislation.

PARTITIONS AND FACADE

- ✓ External enclosure of exposed brick, combined with areas of rough brick invested externally with monolayer mortar, according to infographic, color to be decided by the F.D.
- ✓ The interior partitions and linings of the façade will be made of large format brick with thermal and acoustic insulation on facades and dividing houses.

HORIZONTAL AND VERTICAL PARAMENTS

- ✓ Gypsum plaster and plaster on vertical parameters
- ✓ Gypsum plasterwork and plasterings in horizontal parameters, except in kitchens, bathrooms and hallways where they will be made of false plaster ceiling.

THERMAL AND ACOUSTIC INSULATION

- ✓ All homes have thermal and acoustic insulation in all parameters of the perimeter envelope, both in floors, ceilings, walls, as well as double partitions with acoustic insulation in separations with other dwellings and separations in common areas.
- ✓ The thermal and acoustic insulation thicknesses required by regulations have been increased in order to achieve energy rating type B.

FLOORING AND TILING

- ✓ The homes will be floored in oak or beech floating laminate or AC5 beech textured beech, fitted in the Spanish style with matching skirting board except for wet rooms.
- ✓ The secondary bathroom and kitchen, stoneware tile of first quality and large format.
- ✓ Main bathroom completely covered in ivory cream marble or large format rectified porcelain, to choose.
- ✓ Tile stoneware tile in kitchen and secondary bathroom, first quality and large format.
- ✓ The outdoor terraces will be floored with non-slip tiing of first quality and format suitable for outdoor use.
- ✓ The area of outdoor porches and patios will be paved with the top quality anti-slip and the appropriate format, or failing that with the printing and coloring of the "Paviment" type or similar.
- ✓ Possibility of personalizing the home with different types of finish.

EXTERNAL WOODWORK

- ✓ Lacquered Thermal break aluminium, colour to be defined by Construction Project Coordinator (compact splayed arch type). Roller shutters in aluminum slats injected in carpentry color. Double glazing with low emissivity Planiderm, Climalit type or similar, with safety glasses in required areas, tilt and turn ventilation and microventilation.

INTERIOR FINISHING WORK

- ✓ Security entrance door with brass steel fittings and anti-crowbar type wide-blade hinges with TESA security lock or similar.
- ✓ The interior doors will be smooth with slotted grooves in oak or beech veneer to match the parquet with joint sealer of the same material.
- ✓ The fronts of the cabinets will be "integral" sheet, without grooves, in oak, beech or white lacquered. The interior of the cabinets will be lined, trunk and hanging rail.
- ✓ The fronts of the cabinets will be smooth "integral" sheet, without interlocking, in oak, beech or white lacquered. The interior of the cabinets will be lined, with trunk and hanging rail.



PAINTWORK

- ✓ Ceilings and walls in flat water-based paint in all rooms.
- ✓ 90 cm plastic baseboard with different coloured stripe in garages.

PLUMBING

- ✓ White JACOB DELAFONT or similar bathroom fittings in main and secondary bathroom, glass-lined steel bathtub and large-sized shower tray, JACOB DELAFONT or similar singlesingle-handle taps or similar with appliance cut-off keys and wet room cut-off keys.

HEATING

- ✓ Individual heating with two-tube system.
- ✓ Aluminium radiators, individual distribution network in reticular polythene and ambient thermostat.
- ✓ Renewable energy installation according to regulations to support production of A.C.S.

ELECTRICITY

- ✓ SIMÓN mechanisms or similar in white to be chosen by the Construction Project Coordinator and will conform to the current security regulations.

HOME AUTOMATION

- ✓ Integrated home automation ALARM, BLINDS, HEATING AND WATER DETECTOR

TELEPHONES, TV/FM AND SATTELITE DISHES

- ✓ Sockets for telephone and TV/FM will be installed in kitchen, living room and bedrooms of each home and will conform to the current telecommunications regulations.

AUTOMATIC ENTRY PHONE

- ✓ All homes will be equipped with video intercom.

ADDITIONAL FACILITIES

- ✓ All homes will have pre-installed air conditioning in living room and bedrooms.
- ✓ All homes will be equipped with an alarm system.
- ✓ The kitchens will be equipped with high- and low-level units and a granite counter.
- ✓ Vitroceramic hob, extractor hood and sink.
- ✓ Fire detector

RESIDENTIAL AREA

- ✓ Swimming pool
- ✓ Spacious communal areas
- ✓ Children's play area

ENERGY PERFORMANCE CERTIFICATE:

