

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure in accordance with the design and structural calculations, with quality control in compliance with the applicable regulations (CTE and other applicable standards).
- Waterproofing and drainage for underground elements according to the geotechnical report and the project's construction details.
- Reinforced steel rebars and concrete with full traceability and mandatory regulatory testing.

FAÇADE AND PARTITIONS

- High-performance external enclosure using a multi-layer solution (ceramic masonry, thermal/acoustic insulation and interior lining) to optimise comfort and energy efficiency.
- Continuous thermal insulation at specific points to minimise thermal bridging (slab edges, pillars, etc.).
- Internal partitions using laminated plasterboard systems or masonry.
- Accessible suspended ceilings in service/installation areas, with moisture-resistant boards in bathrooms and wet rooms; access panels for maintenance.
- Facade finish according to design: a combination of porcelain tiling and single-layer mortar finished with paint. Architectural elements and exterior cladding are weather-resistant.

SOLARIUM / ROOF TERRACE

- Walkable flat roof (solarium) with a complete waterproofing system, thermal insulation, slope formation and a rectified porcelain stoneware finish.
- Technical roof area for installations (photovoltaic/machinery), with waterproofing and insulation solutions according to project specifications.
- Rainwater drainage via appropriately sized roof outlets and overflow scuppers; terminations and junctions with parapets resolved with specific components.

FLOORING AND WALL TILING

- Large-format rectified porcelain flooring (interior and exterior), with flush continuity between indoor-outdoor levels (no steps) and drainage solutions where required.
- Externally: slip-resistant finish suitable for terraces, porches and pool area.
- Bathroom wall finishes in rectified porcelain, with minimal joints and coordinated design.
- Integrated shower niche/soap holder with LED lighting (as per design).

EXTERNAL JOINERY, GLAZING AND METALWORK

- High-security main entrance door with multipoint lock and security hardware; design in accordance with the villa's architecture.
- High-performance external joinery (premium PVC or aluminium with thermal break (RPT)), with opening type suited to each aperture (sliding, casement, tilt-and-turn, etc.).
- Double glazing with cavity and low-emissivity glass; solar and/or acoustic control according to orientation and project requirements.
- Motorised aluminium roller shutters with home automation control and scene capability.
- Railings, external doors and metalwork according to the design, with exterior-grade lacquered finish and stainless-steel hardware.
- Motorised vehicle access gate and prepared for remote control.
- Capping to the front and side boundary walls/fence with metalwork according to the design. Party walls in concrete block finished with monolayer render.

INTERNAL JOINERY

- Interior doors lacquered according to RAL chart color, with special width (82 cm) and quality hardware.
- Made-to-measure modular wardrobes and dressing rooms, with 19 mm high-density board interiors, drawer units, shelves, rails and pull-out accessories.
- Internal LED lighting with door-opening sensor in wardrobes and the main dressing room.

PLUMBING, VENTILATION AND SANITARYWARE

- Cold and hot water plumbing network using approved materials and zone shut-off valves; water points in the garden and solarium.
- Pre-installation for an outdoor kitchen on the ground floor and solarium: water supply and waste connections.
- Leading-brand vitrified porcelain sanitaryware; wall-hung toilets with concealed cistern.
- Thermostatic mixer taps in showers, including overhead rain shower and handheld showerhead; option for designer concealed taps.
- Non-slip shower trays and safety glass shower screens.
- Integrated reverse osmosis system in the kitchen.
- Domestic hot water (DHW) production via an air-source (aerothermal) heat-pump system with storage tank.
- Mechanical ventilation system for indoor air renewal via trickle vents in PVC window frames and extract fans in wet areas, in compliance with the CTE.

ELECTRICAL AND TELECOMMUNICATIONS

- Electrical and telecommunications installations in accordance with the REBT and applicable regulations.
- Quality switches and fittings (Simón 270 or similar).
- General and ambient lighting using spotlights and LED strips, with dimming in the living room and bedrooms; external lighting for the garden, terraces and façade as per design.
- Video intercom with indoor monitors on both floors and app control.
- Photovoltaic self-consumption system with hybrid inverter and smart meter (capacity as per the project), prepared for future expansion.
- Electrical pre-installation for outdoor kitchen (ground floor and solarium).
- Electric vehicle charging point in the parking area (recommended 7.4–11 kW depending on requirements).

HEATING AND AIR CONDITIONING

- Ducted heating/cooling air-conditioning system with heat pump, with zoned control via an Airzone-type system.
- Bathrooms with electric towel radiator.

SWIMMING POOL AND GARDEN

- Reinforced concrete swimming pool with a beach/tanning area and a jacuzzi-style hydromassage bench with air blowers (bubble system), LED lighting and complete filtration equipment.
- Gazebo/ pergola area by the pool with a built-in bench and a viewing window to the pool basin using safety tempered glass.
- Pre-installation for pool heat pump.
- Landscaping with paved and planted areas, topsoil, river pebbles and an artificial turf solution as per design.
- Outdoor kitchen with barbecue as per project, with porcelain worktop or similar.

DECORATION AND PAINTING

- Smooth plastic paint on interior walls, colour to be chosen from the standard palette.
- Laminated plasterboard suspended ceilings; moisture-resistant boards in bathrooms and wet rooms.

KITCHEN

- Designer kitchen with high-quality cabinetry (NexoKuchen or similar), soft-close hardware and premium pull-out systems/drawers.
- Porcelain worktop (approx. 12 mm) and peninsula layout with cooking and sink areas.
- Integrated appliances from leading brands (BOSCH or similar): hob, integrated extractor hood, oven, integrated fridge-freezer, integrated dishwasher, microwave, and integrated washer-dryer.

“The descriptions, dimensions and specifications—in short, the entire content of this brochure—are subject to the variations and amendments introduced by Law, Regulations, Public Bodies and other Authorities, as well as to the Developer’s own discretion, and the Developer may replace them with others of similar or higher quality.”