QUALITY SPECIFICATIONS

Your home in detail







FOUNDATIONS

- Foundations consisting of isolated footings. Pillars in backfill near walls, with deep foundations using micropyles.

STRUCTURE

- Reinforced concrete structure, according to project specifications, in compliance with the building technical code and applicable regulations. Screened columns measuring 20x80 cm in party walls between units and concrete slabs with an 8-meter span.

ROOFS

- Walkable solarium terraces finished with Class 2 non-slip porcelain ceramic tiles.
- Sloping flat tile roofs.

FAÇADE

- White SATE (Exterior Thermal Insulation System) façades, thermally and acoustically insulated to levels exceeding the requirements of the building technical code.

EXTERIOR CARPENTRY

- Floor-to-ceiling aluminium exterior carpentry with thermal break, double glazing with interior chamber, and solar and acoustic protection where needed.
- Sliding doors in living rooms and tilt-and-turn windows according to location.
- Terrace railings made of safety glass.
- Terrace planters with drip irrigation and landscaping.
- Separation between private terraces with metal lattice and vegetative hedges.

INTERIOR CARPENTRY

- Armoured entrance door to the property with a security lock, finished to match the interior carpentry.
- Smooth, lacquered swing or sliding doors for passageways.
- Built-in wardrobes, lacquered from floor to ceiling, internally lined and equipped with partitions, hanging rods, overhead storage, and shoe racks.

PARTITIONS

- Separation between units with soundproof walls, cladded on both sides with self-supporting systems, insulation, and double 13 mm gypsum plasterboard.
- Interior partitions using self-supporting systems with double 13 mm gypsum board and interior insulation for improved acoustic, thermal, and fire resistance.
- Suspended ceilings made of 13 mm gypsum boards with rock wool acoustic insulation where needed.
- Sealed access panels in bathroom ceilings for air conditioning/heating systems.

FLOORING

- Indoor flooring in rectified porcelain tiles measuring 75x75 cm throughout the property.
- Outdoor walkable flooring in non-slip porcelain ceramic tiles measuring 60x60 cm.
- Garage flooring consists of a continuous slab of polished reinforced concrete, enhanced with cement and quartz sand. It is mechanically trowelled and finished with dust-proof paint.

WALL FINISHES

- Plastic paint on vertical and horizontal surfaces.
- Suspended ceilings with gypsum boards throughout the property, featuring perimeter mouldings (shadow profiles and curtain boxes on façades).
- High-quality white-paste ceramic tile finishes in bathrooms and powder rooms. Ceilings with moisture-resistant plastering board.

KITCHENS

- Luxury MODULNOVA kitchens or similar. Kitchen furnishings with linear arrangements or standalone islands, featuring furniture made from high-pressure laminated boards of top quality, with integrated appliances.
- Countertops and backsplash up to the upper cabinets in Silestone or similar.
- Sink with pull-out faucet.
- Siemens appliances or similar, including induction cooktop, extractor hood, electric oven, refrigerator, dishwasher, washer/dryer, and microwave.

SANITARY APPLIANCES

- Bathrooms equipped with toilets, sinks, and bidets by LAUFEN or similar.
- Shower trays and bathtubs with screens. Hydromassage bathtub in attic bathrooms.
- Single-lever faucets by HANSGROHE or similar.
- Thermostatic faucets for showers and bathtubs by HANSGROHE or similar.
- Lacquered vanity unit with mirror in the main bathroom.

12. INSTALLATIONS

- Air conditioning and DHW (domestic hot water) production via aerothermal heat pump. Heating is provided through underfloor heating and fan coils.
- Cooling through radiant cooling floors and fan coils.
- Double-flow ventilation system.
- Telecommunications infrastructure with connections in all rooms except powder rooms.

13. SMART HOME SYSTEM

- The property will feature an integrated smart home system with a touch control screen and remote access via iDomus by Orkli or Zennio. Control over air conditioning and ventilation, blinds, on/off lighting, intrusion, flooding, and fire.

14. COMMON AREAS

- Gated community with security control.
- Indoor heated swimming pool (12.5x3 meters) with large windows and exterior views, featuring a wooden slatted ceiling.
- Outdoor swimming pool with landscaped areas showcasing exclusive design.
- Fully equipped gym.
- Social and coworking space.
- Flooring in common areas designed to integrate seamlessly with the surroundings as per the specific landscaping project.
- Storage rooms finished with white mortar.

* This Quality Report has no contractual value and may be subject to changes due to technical, legal, or administrative requirements, or at the initiative of the architects in charge of the works, without this implying a reduction in the quality level.



