REPORT OF QUALITIES

FOUNDATION AND STRUCTURE

Foundation by means of insulated footings. Structure with pillars, slabs and lattice floor-slabs of reinforced concrete, based on the provisions of EHE, NCSE-02 and Spanish Technical Building code (CTE).

STONE MASONRY

The houses will be in accordance with the legislation in force for the compliance with the energy efficiency according to the CTE.

Separation between houses with ½ foot of perforated brick rendered on both faces with back-fill of laminated plasterboard with self-supporting structure and rock wool layer on both faces.

Layout partitions of laminated plasterboard with self-supporting structure.

External enclosures with a sheet of ½ foot of perforated brick, rendered on both faces, thermal insulation by means of sprayed polyurethane, back-fill of laminated plasterboard with self-supporting structure and rock wool insulation.

ROOFS

Flat inverted roofs equipped with thermal insulation with 8 cm thickness.

LININGS

Interior linings will be executed with smooth plastic paint.

The outdoor linings will be executed with mortar cement rendering and paint finish.

TECHNICAL CEILINGS

Technical ceilings with sheets of laminated plasterboard in the entire house based on the ceiling detail plans.

FLOOR AND WALL TILE DECORATION

- Hall, corridors, living room, bedrooms, kitchen and bathrooms: floor tiling SALONI BYBLOS SAND 90x90
- Skirting BYBLOS SAND 15X90

- Main and second bathrooms:
  - Wall tiling:
    * One wall-face: SALONI trademark *WHITE PASTE* BYBLOS SAND MISTEN 40x120 cm.
    * Remaining wall-faces: SALONI trademark *WHITE PASTE* BYBLOS SAND 40x120 cm.
- Toilet:
  - Wall tiling:
    * All wall-faces: SALONI trademark *WHITE PASTE* BYBLOS SAND 40x120 cm.

- Terrace: Terraces floor tiling: SALONI trademark PORCELAIN BYBLOS SAND 90x90 ANTI-SLIP. Skirting BYBLOS SAND 10x90

EXTERIOR CARPENTRY

Sliding window in living room and hinged window in bedrooms STRUGAL trademark in “Brown” colour RAL 8014 with double glazing, with anti-impact glass in the exit doors to the terrace.

Roller Venetian blinds in “Brown” colour RAL 8014 (exterior box of expanded polystyrene) in bedroom windows, with mechanical operation by means of built-in motor in the drum.

INTERIOR CARPENTRY

Armoured entrance door with inner panelling in Melamine FINSA CAMBRIAN OAK SEGA and black handles.

Smooth interior doors, finished in Melamine FINSA CAMBRIAN OAK SEGA. Black handles and hinges.

Wardrobes with smooth sliding doors, finished in melamine FINSA CAMBRIAN OAK SEGA, interior melamine panelling, FINSA CANCUN LINEN colour, with hanging rail, boot shelf and drawer unit.

ELECTRICAL INSTALLATION

In accordance with the legislation in force, low voltage regulation and Supply Company legislation.

Accessible installation by means of junction boxes and embedded plastic tubes.

Houses’ switchboard with differential switch, magneto-thermal (circuit-breaker) protection and ICP.

BJC mod. BJC mod. mechanisms, IRIS in ANTHRACITE colour.

Individual power meter preinstalled.

Recessed halogen spotlights BPM brand or similar, black colour, according to the plan of your house.

LED strip installed in the living room.

USB socket/charger in kitchen and master bedroom for charging electronic devices.

TELECOMMUNICATIONS INSTALLATION

Telephone/data and TV sockets in kitchen, living-dining room and bedrooms.
Additional telephone/data sockets in living room and master bedroom.
Undefined socket for specific use in the living room and master bedroom.
TV and satellite signal.
Installation according to Telecommunications Act.
Houses have fibre optics installed to the telecommunications centre for direct contracting with the corresponding fibre optic internet operator.

PLUMBING INSTALLATION

Hot and cold water installation with cross-linked polypropylene piping (Wirsbo). Equipped with general shut-off key and hot/cold water shut-off key in each bathroom.
Drains network with soundproof drain conduits based on DB-HR of the CTE.

- Main bathroom: WC Jacob Delafon RODIN PLUS mod., slate imitation shower platform, textured white colour, of 150-180 x 80 cm. Jacob Delafon VIVIENNE mod. furniture sink unit of 1.40 m and double basin, OAK ARLINGTON FRONT AND BLACK LACQUERED FRAME.

- Second bathroom: WC Jacob Delafon RODIN PLUS mod., slate imitation shower platform, textured white colour, of 150-180x80cm. Jacob Delafon VIVIENNE mod. furniture unit with built-in sink of 80 cm, OAK ARLINGTON FRONT AND FRAME.

- Toilet: WC Jacob Delafon RODIN PLUS mod., Jacob Delafon VIVIENNE mod. furniture unit with built-in sink of 80 cm, OAK ARLINGTON FRONT AND FRAME.

Faucet fittings TRES trademark model CUADRO.

Shower screens and mirrors included in both bathrooms.

SANITARY HOT WATER PRODUCTION INSTALLATION

Individual sanitary hot water system per house, by means of an aero-thermal heat pump, comprised by an outdoor unit and an indoor unit consisting of a wall-mounted storage tank.

PHOTOVOLTAIC INSTALLATION

Renewable electrical power production by means of individual photovoltaic plates according to CTE to partially cover the house consumption.

AC/HEATING INSTALLATION

AC/Heating installation in each house by means of heat pump system (air conditioner and heater). Each equipment set consists of two indoor AC/Heating units for conduits and an outdoor condenser unit. As temperature control, each house has two ambient thermostats (one per floor) with shut-off device, temperature selector and summer-winter change option. The air circulation is carried out by means of conduits in the technical ceiling. Grilles in cream-coloured lacquered aluminium.

VENTILATION INSTALLATION

The houses will be equipped with a mechanical ventilation installation according to that provided under section HS3 “indoor air quality” of the Spanish Technical Building Code (CTE).

The air intake into the houses will be carried out by a multi-point closing system with micro-ventilation, enabled for this purpose in the exterior carpentry of the living rooms and bedrooms. The air circulation inside the house is facilitated through the interior doors, leaving concealed passage in the door frame. The air outlet will be carried out by individual extraction conduits in the kitchens and bathrooms and each house will be equipped with individual mechanical extractors, for each ventilation conduits package.

KITCHEN

Furniture and kitchen Island/Peninsula in Swiss Truffle Oak melamine with vertical grain.

Counter-top Silestone type MARENGO model.

Equipped with Balay or national trademark appliances, electric oven, microwave, induction plate, front profile extractor hood, washing machine, built-in dishwasher and fridge, sink with one basin and black colour tap.

ENERGY QUALIFICATION

The energy qualification scale measures the energy consumption which is considered necessary to satisfy the energy demand of our building, as well as its CO_2 emissions, in normal use conditions. It is legally mandatory to classify the real estate properties with a letter inside the scale. This scale is related to several indicators directly related to the CO_2 emissions. This scale consists of: A, B, C, D, E, F, and G.

The houses have an "A" energy qualification. To achieve this qualification, in addition to improving the building systems, we highlight:

- Insulation of 4+4 cm in the façade.
- Insulation of 8 cm in the roof.
- Improvement in the glazing of exterior carpentry.

EXTERIOR AREAS

Community swimming pool, showers and toilets.

Precast concrete pieces in the plot roads that connect the groupings to each other.

Access to garage with entrance door next to pedestrian access.

Video intercom.

GARAGE

The garage is accessed via a common entrance, although each house has its own independent garage, with a motorised sectional door and access to the house via an internal staircase.

The enclosure of the stairwell in the basement will be made by means of double leaf, formed by a half-foot leaf of perforated brick, rendered on the outer leaf and mudded on the inside, thermal insulation by means of projected polyurethane, laminated plasterboard lining with self-supporting structure and rock wool insulation. In the interior, before going upstairs, a vestibule with two RF doors is created to divide the basement of the house.

- Floor: Grey quartz continuous garage flooring.
- Wall coverings will be rendered with cement mortar and finished with smooth plastic paint.
- 1 watertight luminaire for tow LED fluorescent tube lamps, the conduits will be visible in the basement.

BUILDING SPECIFICATIONS





KITCHENS

The open-plan kitchens are equipped with upper and lower cupboard units in melamine combined in the colours Swiss natural oak and Austria cotton and with white **Silestone** worktop.

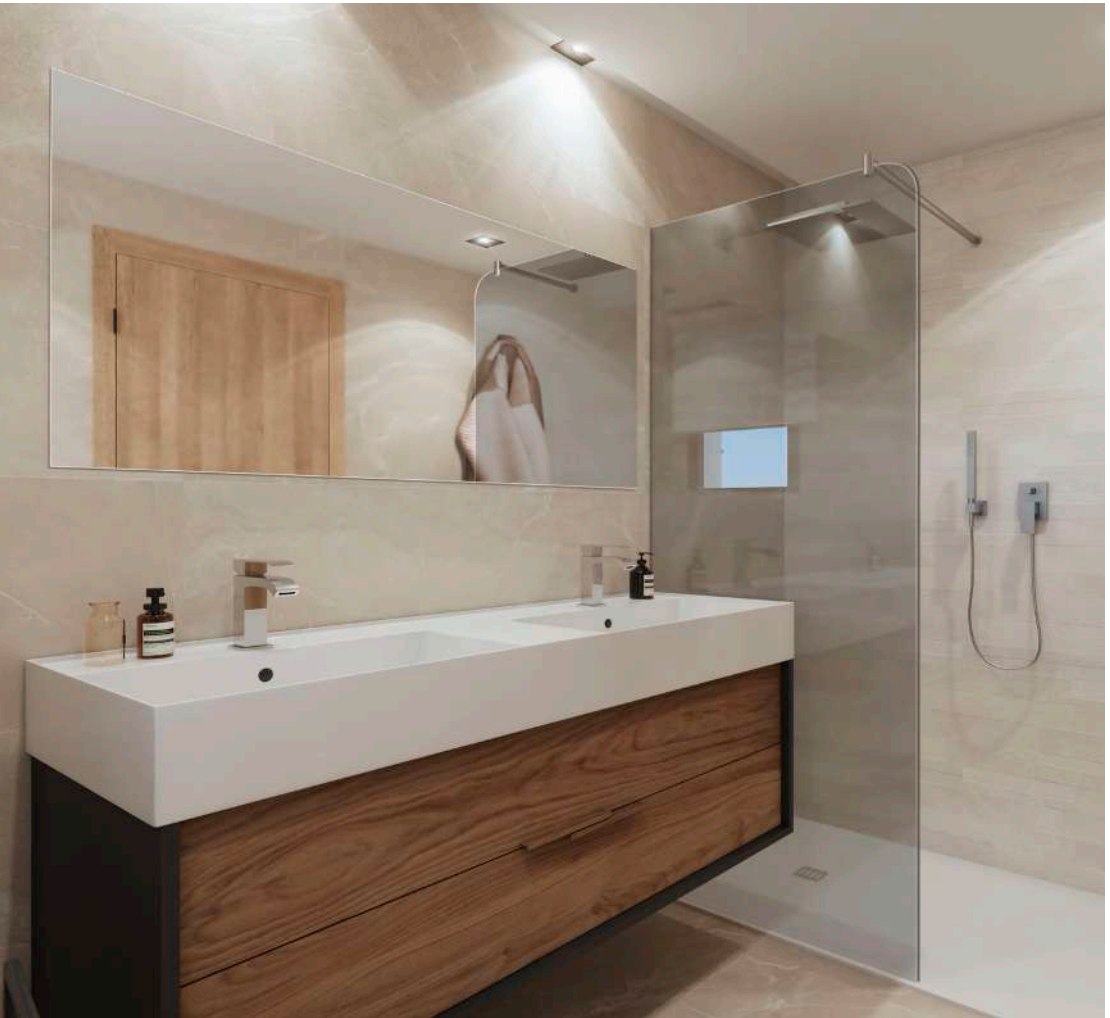
The appliance package with appliances by **Balay** or an alternative Spanish manufacturer includes electric oven, microwave, induction hob, extractor fan and a washing machine. The refrigerator and dishwasher are integrated into the kitchen design with matching door panels. There is a single sink with a black tap.



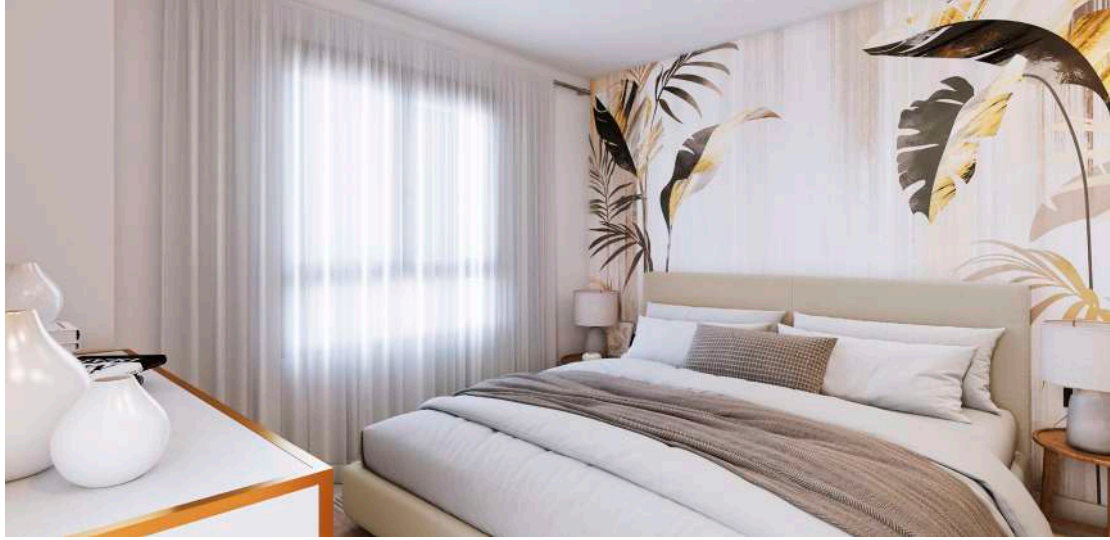
BATHROOMS

The homes have 2 full bathrooms, one of which is ensuite, as well as a courtesy bathroom on the ground floor. The main bathroom has a unit measuring 140cm by **Jacob Delafon** with two drawers and an integrated double washbasin with the front in Quebec Oak colour and the structure lacquered in black. The second bathroom and the courtesy bathroom have a unit from the same manufacturer, measuring 80cm with one washbasin, and the front also in Quebec Oak colour. All taps are by **Tres** and there are mirrors above each washbasin area.

The two full bathrooms include a shower tray in imitation white slate, sized according to the project plans, and a fixed glass screen. The WCs in both bathrooms are of a modern design, also by **Jacob Delafon**. All bathrooms have a combination of textured porcelain tiles by **Saloni** in sand-coloured tones.









INTERIOR CARPENTRY

The reinforced front door has melamine interior panelling by **Finsa**, in oak colour with door handles in black. Interior doors are smooth, with the same finish as the front door, and hinges and door handles in black.

The fitted wardrobes have sliding doors which are also in oak colour. The interiors are lined with melamine in Cancún linen textile colour, and include a hanging rail, luggage shelf, and drawers.



EXTERIOR CARPENTRY

Large format sliding doors by **STRUGAL** have been chosen for the living rooms, in brown with double-glazing and shatterproof glass, which open the living rooms to the exterior and provide stunning panoramic views.

The bedrooms have casement windows, also by **STRUGAL** in brown, and rolling shutters operated by a motor inside the shutter housing.







FLOORING

To create a feeling of harmony throughout the home, a large format porcelain tile by **Saloni** (90x90cm) in sand colour and matching skirting tiles has been used for all the flooring.

To complete the look, the same large format, **Saloni** flooring in its non-slip version, has been used on all terraces.

INSTALLATIONS

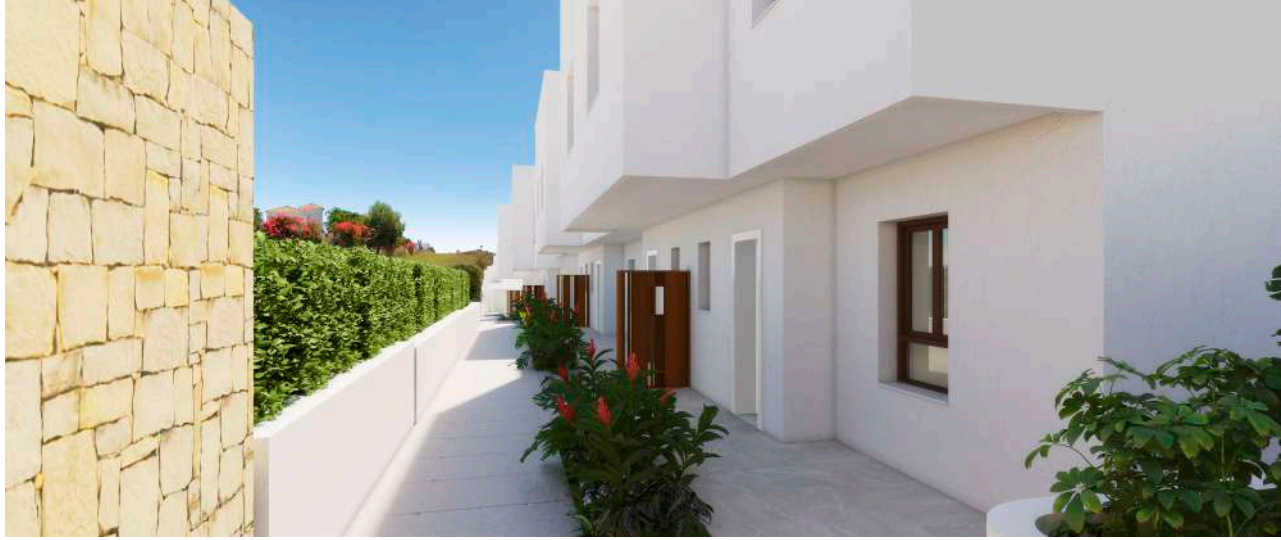
All the homes have a heat pump system installed and a hot-cold air conditioning system via ducts in the false ceiling. There is also a mechanical ventilation installation designed to optimise air quality, in line with current legislation.

Every home has its own **aerothermal heat pump system** to produce domestic hot water. **Renewable electric energy** is produced via a communal **solar panel** installation, covering part of the building's energy requirements.

An LED lighting package is included according to the project plans for each home. Lightswitches in anthracite grey are by **BJC**, and there are USB charging points in the kitchen and main bedroom, as well as a dimmer switch in the living room. Fibre optic, TV and telephone points are in the living-dining room and in the bedrooms.

The building has the required insulation to walls, roofs, and windows to have obtained a level **"A" energy efficiency rating**.







EXTERIORS

All the homes will have access to a communal pool with solarium area. There is exterior lighting and extensive landscaped garden areas with a drip irrigation system.

Private gardens include top soil, basic landscaping and irrigation system.

Every home has its garage at basement level with a motorised folding door and direct access to the home via an interior staircase. The garage is accessed via a motorised communal entrance gate, operated by remote control.

