QUALITY REPORT

FOUNDATION AND STRUCTURE

Reinforced concrete foundations in accordance with the site's Geotechnical Study. Reinforced concrete slab structure across all floors.

ROOF

Non-accessible inverted flat roof: Interior to exterior composition includes sloped screed with cellular concrete, leveling mortar, bituminous primer, double waterproofing membrane, geotextile layer, protective mortar, thermal insulation, geotextile film, and gravel finish.

Accessible roof areas: Vapor barrier, thermal insulation, geotextile film, cellular concrete screed, leveling mortar, bituminous primer, double waterproofing membrane, geotextile film, protective mortar, and final surface finish as per project design.

Terraces or communal roof areas over non-heated spaces: Vapor barrier, sloped cellular concrete screed, protective mortar, bituminous waterproofing or waterproof mortar as applicable, geotextile film, protective mortar, and surface finish as per project.

EXTERIOR ENCLOSURE

Cavity wall facade comprising perforated brick with external render as per project, sprayed polyurethane thermal insulation, air chamber, and interior lining with galvanized steel stud frame, mineral wool acoustic-thermal insulation, and plasterboard.

INTERIOR PARTITIONS

Between dwellings:
Acoustic brickwork plus plasterboard system on both sides with galvanized steel frame, mineral wool insulation, and laminated gypsum boards.

Within dwellings:
Laminated plasterboard partition walls with galvanized steel structure, mineral wool thermal-acoustic insulation. Water-resistant boards used in wet rooms.

Between dwellings and communal areas:
Acoustic brickwork with inner side (residential) finished in plasterboard over galvanized steel frame and mineral wool insulation; communal side finished with either enriched gypsum render or laminated plasterboard.

CEILINGS

Laminated plaster ceilings in bedrooms and living areas. Suspended ceilings in areas with technical installations. Water-resistant plasterboard in wet rooms. Smooth plastic paint finish.

Removable ceiling panels in bathrooms housing A/C equipment.

FLOORING & WALL FINISHES – INTERIOR

Homes
60x60 cm premium quality ceramic stoneware flooring throughout the home.

30x90 cm ceramic stoneware wall tiling in shower area and washbasin front wall.

FLOORING & WALL FINISHES – EXTERIOR

Terraces and patios
Anti-slip, frost-resistant exterior-grade ceramic tiles.
Communal areas
Anti-slip paving suitable for outdoor use.

SANITARY WARE AND FAUCETS

White vitrified porcelain sanitaryware, premium quality. Resin shower trays in primary and secondary bathrooms. Shower column with single-lever mixer tap, Grohe brand or similar.

Single-lever mixer taps, premium quality.

In the primary bathroom, vanity unit and shower screen.

INTERIOR CARPENTRY

White lacquered wooden doors with chrome handles or sliding systems, as per design.

Built-in wardrobes with modular units, shelf divider, hanging rail, and doors matching interior door design.

EXTERIOR CARPENTRY

PVC or aluminum window and door frames with casement, sliding or tilt-and-turn openings as per design. Double glazing with insulating chamber (CLIMALIT type).

Safety laminated glazing on terrace access doors.
Air inlet vents for ventilation.

Thermal-insulated aluminum roller shutters in bedrooms.

HOT WATER AND AIR CONDITIONING INSTALLATION

Domestic hot water production via aerothermal system.

Photovoltaic panels on rooftops as per Spanish Building Code (DB-HE).

Air conditioning: Hot/cold air conditioning via ducted system in living room, bedrooms, and air supply only in kitchen.

Individual mechanical ventilation system in bathrooms and kitchen

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ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

TV and ethernet sockets in accordance with ICT-2 standard in living room, kitchen, and bedrooms.

Premium electrical fittings as per design. Outdoor lighting on terraces and patios.

Pre-installed electric vehicle charging point.

Water tap on terraces, as per project.

Motorized garage door with remote control access.

Elevators from leading brands with automatic doors, disabled access.

KITCHENS

Fully fitted with high and low pressure-laminated cabinets.

Silestone-type worktop per project design. Panelled refrigerator to match the kitchen cabinets.

The appliances include a ceramic hob, oven-microwave, extractor hood, refrigerator, dishwasher and washing machine, Bosch brand or similar.

SECURITY

Armored entrance door with peephole, reinforced hinges, and security lock.

Anti-leverage plates, high-security fittings, and intrusion-resistant safety glass in ground floor exterior joinery.

Master key system with different security levels for urbanization, building entrance, apartments, and garage.

Gated residential complex with private access.

Video intercom at both main entrance and building access.

URBANIZATION AND COMMON AREAS

Salt-chlorinated outdoor and rooftop adult swimming pool with purification system.

Heated indoor pool with sauna.

Fully equipped gym and Social Club.

Landscaped communal gardens with lighting and automatic irrigation system as per masterplan.

Golf buggy parking at course level.

Storage rooms with lighting point.

NOTE: Natural stone and wood are materials with inherent variations in tone, colour, and texture. The project management team reserves the right to determine in each case whether the quality of the natural stone is acceptable or whether repair is required.

THESE SPECIFICATIONS MAY BE MODIFIED BY THE PROJECT MANAGEMENT AND REPLACED BY SIMILAR ONES WITHOUT COMPROMISING THE INITIALLY PLANNED QUALITY.

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