



BUILDING SPECIFICATIONS

YOU DREAM IT, WE MAKE IT HAPPEN



2026 - Calle Las Parras 20, 03680 Aspe, Alicante



0 . PURPOSE OF THE SPECIFICATIONS

The purpose of these Quality Specifications is to define the construction systems, materials, finishes, and installations planned for the execution of the detached villa in this project.

All construction will be carried out in accordance with current regulations, strictly complying with the Technical Building Code (CTE) and the Structural Code.

These specifications ensure a home built to the highest standards of quality, safety, efficiency, and comfort.



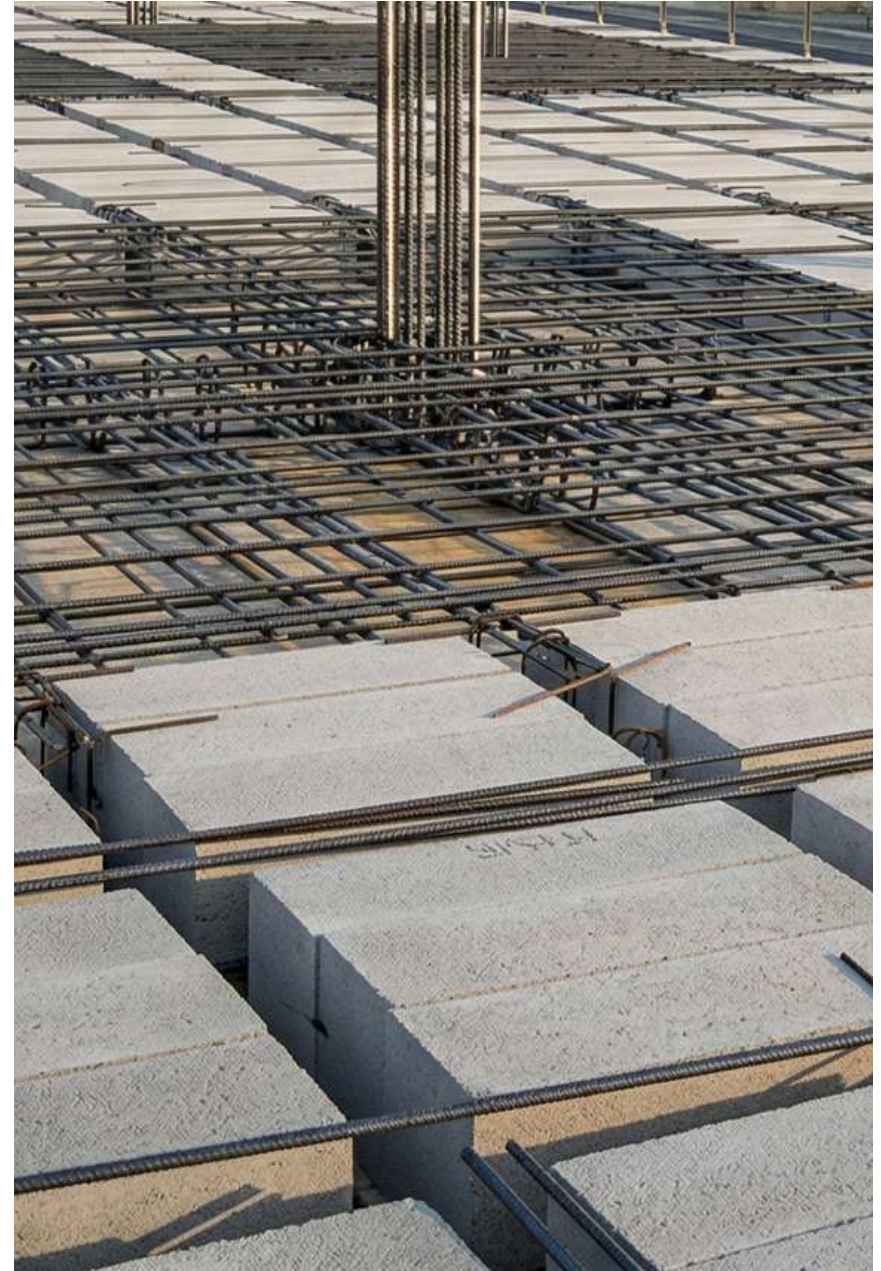
1. FOUNDATIONS

The foundations will consist of reinforced concrete strip footings, sized according to the geotechnical study and in compliance with the Structural Code.

2. STRUCTURE

The home's structure will be made of reinforced concrete, featuring concrete pillars and a waffle slab system.

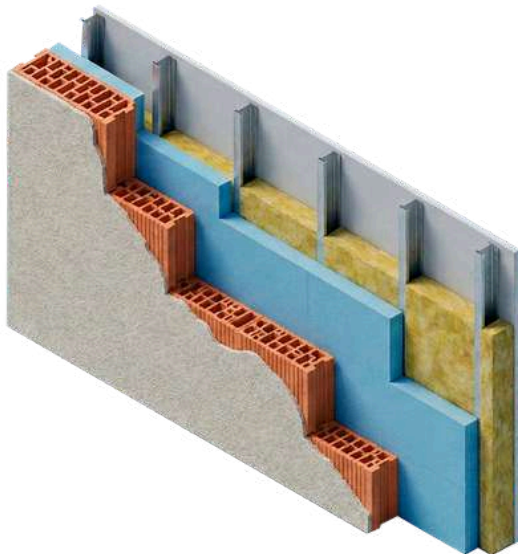
The waffle slab will be built using "in-situ" ribs with permanent void formers, with a total thickness of 30 cm (25+5). **High-strength concrete and steel will be used throughout to guarantee maximum rigidity and durability.**





3. ENCLOSURES AND FAÇADES

The home's façade will be resolved using a main leaf of honeycomb clay blocks, rendered on the exterior with single-coat mortar and lined internally with a self-supporting laminated plasterboard system. The system incorporates double thermal insulation consisting of a continuous layer of extruded polystyrene behind the studs and mineral wool between them, eliminating thermal bridges and drastically improving the energy efficiency of the enclosure.

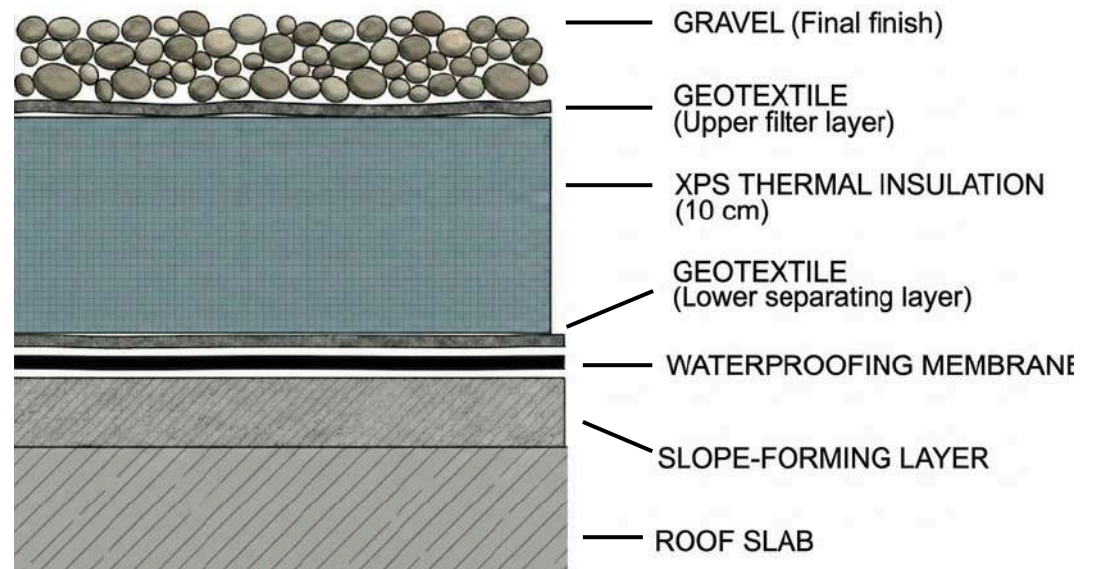


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4 . R O O F I N G

The house will feature a non-trafficable inverted flat roof, composed of a roof slab and slope formation, upon which the waterproofing membrane, a layer of geotextile, 10 cm thick extruded polystyrene (XPS) thermal insulation, a second geotextile layer, and a final gravel finish will be placed.





5 . EX T E R I O R C A R P E N T R Y

The exterior carpentry will be made of aluminum with **thermal break technology**, with various carpentry options to choose from. Sliding units will be executed with a thermal transmittance of $U_w \geq 1,5 \text{ W/m}^2\text{K}$ while casement and tilt-and-turn windows will be executed with a thermal transmittance of $U_w \geq 1,0 \text{ W/m}^2\text{K}$. All windows will be equipped with motorized shutters, with the exception of the laundry room and bathrooms

Openings will be closed using **double glazing with an air chamber**, in accordance with the requirements of the Technical Building Code.

It will feature a **high-security entrance door**. It will have a reinforced frame, a lacquered steel frame, and a leaf made of steel sheeting injected with high-density foam.

It will incorporate a **3-point security multi-point lock** with 12 mm bolts, an anti-bumping cylinder, a high-security shield, an adjustable strike plate, 3 security hinges, 3 anti-pry pivots, and a perimeter seal. The exterior finish will be in a RAL color matching the exterior carpentry.



8 0 0 3

8 0 1 7

7 0 1 6

7 0 3 5



VILLA PALMYRA



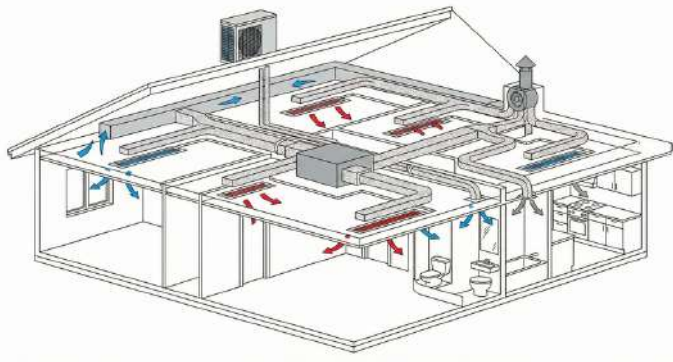
6. ELECTRICITY, LIGHTING, AND TELECOMMUNICATIONS

The electrical installation will be executed in accordance with the Low Voltage Electrotechnical Regulations. Light points and sockets will be those indicated in the project plans.

Electrical switches and sockets will be in white. Additionally, **recessed coving with indirect lighting** will be provided in the living room ceiling, following the architectural design of the house.

7. CLIMATE CONTROL AND VENTILATION

A climate control system will be provided via **air conditioning with a heat pump**, with distribution through ducts and plenum returns in bedrooms, hallways, and the living-dining room.



The ducted air conditioning installation will feature an **Airzone**-type zoning system, allowing independent temperature control in each room. This system optimizes the performance of the installation by cooling or heating only the areas in use, **guaranteeing high thermal comfort and energy savings of up to 25%**. Ventilation will be executed in accordance with the CTE, featuring forced ventilation in wet rooms.

8 . P L U M B I N G A N D S A N I T A T I O N

The plumbing installation will be executed with multilayer piping for hot and cold domestic water. Domestic Hot Water (DHW) production will be carried out via the Ariston NUOS PLUS S2 WIFI FS 150 **aerothermal system, which guarantees energy savings of up to 80%** compared to conventional systems thanks to its high-efficiency heat pump technology (Class A+) and its low-consumption inverter compressor.

Additionally, a water **purification system** will be provided to guarantee the quality of water for human consumption. The interior sanitation network will be executed with PVC pipes, connected to the home's general evacuation network.

9 . W A S T E W A T E R M A N A G E M E N T S Y S T E M

Wastewater management will be adapted to the location of the home: on **rural plots**, it will feature an autonomous system via total oxidation installed underground, in accordance with current regulations ; conversely, on **urban plots**, it will connect directly to the general sewer network.

On **rural plots** that do not have a drinking water supply, a water purification system will be provided.

These measures allow for an **Energy Rating of A**, ensuring electricity savings and a strong environmental commitment.



Anti-frost protection to prevent circuit freezing. Capable of heat pump operation at temperatures as low as -5°C.



A high-performance product that enables energy savings and reduces polluting emissions.



Anti-legionella system. Prevents bacterial proliferation via an automatic water heating cycle.



Tank with dual corrosion protection, featuring both an active electronic anode and a magnesium anode.

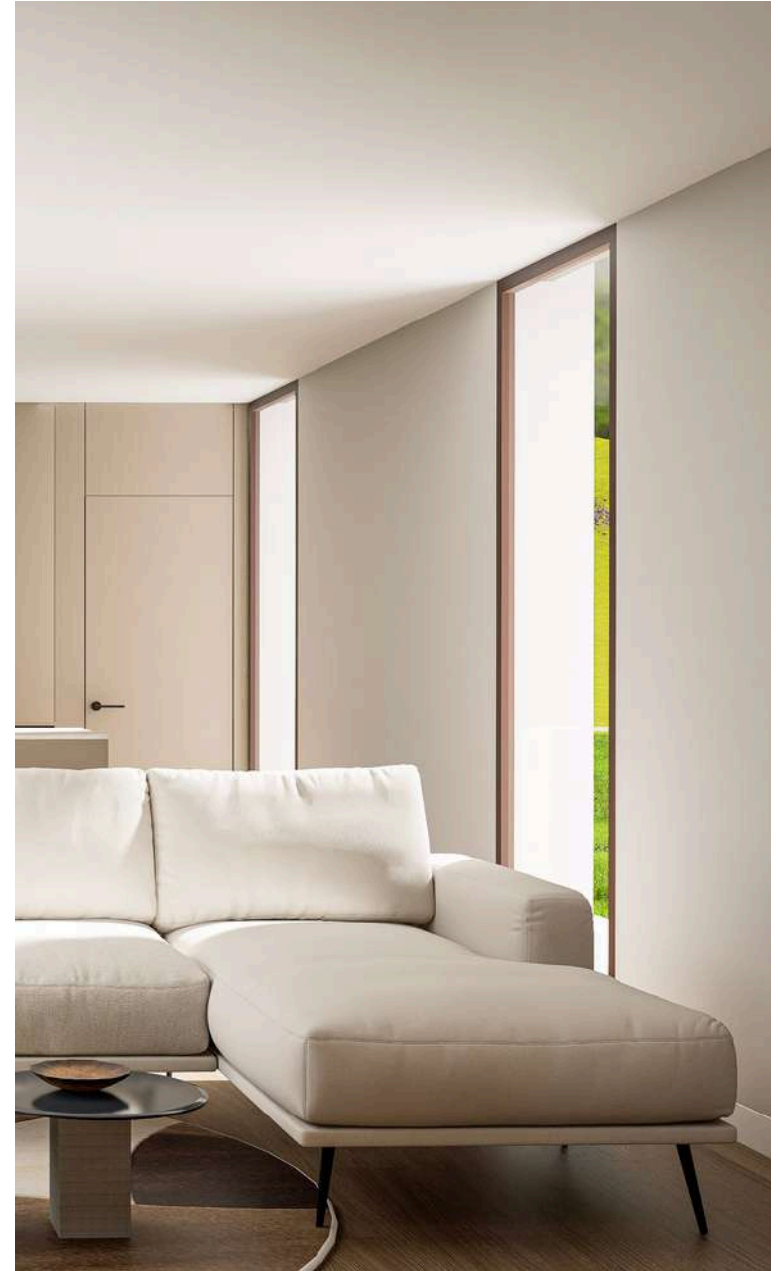




10. INTERIOR PARTITIONS AND FALSE CEILINGS

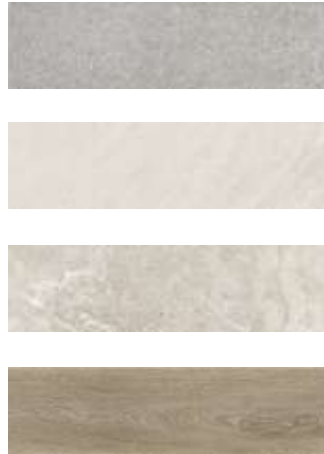
This will be executed using **simple laminated plasterboard partitions**, mounted on a metal structure and incorporating insulation inside.

A continuous **false ceiling** of laminated plasterboard will be installed throughout the house, with **thermal insulation** on its upper part. In the laundry room, it will be removable, allowing access to the indoor unit of the air conditioning machine.





FLOORING



WALL TILING



11. FLOORING AND WALL CLADDING

Interior flooring will be executed with **premium quality porcelain stoneware**, selected based on the house model. In bathrooms and wet rooms, non-slip ceramic flooring will be installed. The vertical surfaces of bathrooms will be clad with premium quality ceramic tiling, matching the design of each typology. The rest of the interior surfaces will be finished with a smooth finish, prepared for subsequent painting.





1 2 . I N T E R I O R C A R P E N T R Y

For the interior passage doors, a "**rasomuro**" type carpentry system (hidden frame system) has been chosen. These units are characterized by the absence of flashings, jambs, or overlapping moldings on the wall. The door leaf sits perfectly flush with the plane of the finished wall on the opening side, achieving clean architectural integration and visual continuity on vertical surfaces.

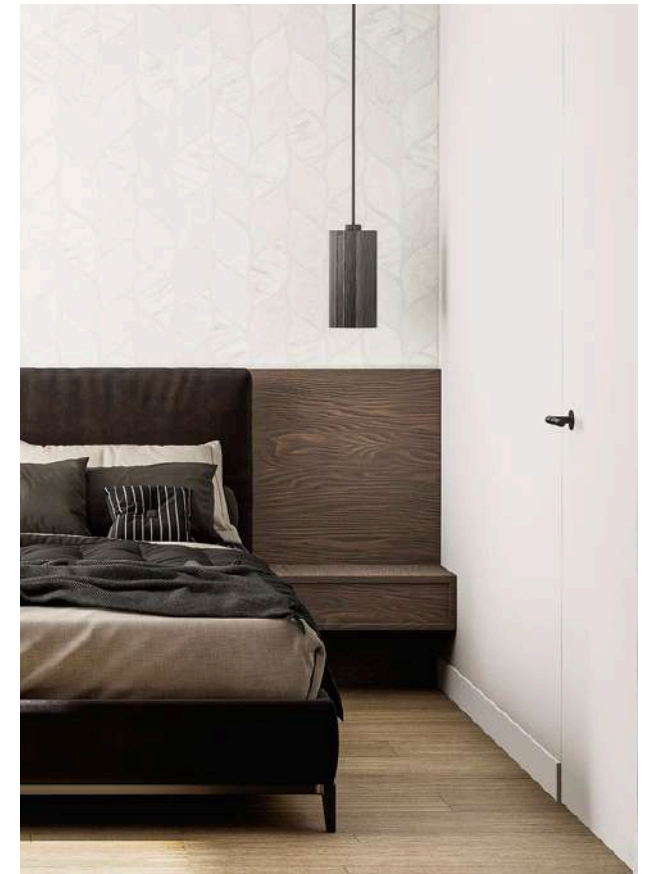
Likewise, **built-in wardrobes** will be provided in the rooms as indicated in the plan, with sliding or hinged doors depending on the space; their interior will be fully equipped with **shelves, a chest of drawers, and a hanging rail**.

For their part, **walk-in closets will be designed without doors** to favor accessibility, also featuring an interior distribution consisting of **shelves, chests of drawers, and hanging rails**.



13. PAINTING

Vertical and horizontal surfaces will be finished with high-quality smooth plastic paint, in white or neutral tones, with specific paints in wet rooms.





14. BATHROOMS AND SANITARY FIXTURES

Bathrooms will be equipped with premium quality vitrified porcelain sanitary fixtures, with the specific model corresponding to each house typology.

Toilets will be wall-hung and will feature a dual-flush system to optimize water savings, while washbasins will be integrated into the bathroom cabinet countertop.

Instead of prefabricated shower trays, showers will be custom-made, using the same material for the floor as the rest of the bathroom flooring, guaranteeing visual and aesthetic continuity. Tempered glass screens will be provided, faucets will be single-lever with a stainless steel or black finish, and backlit mirrors with an anti-fog system will be included.





15. KITCHEN

It will feature an equipped kitchen, whose design and finishes will be defined according to the house typology.

The cabinetry will consist of high-capacity upper and lower units, with a high-resistance porcelain countertop.

It will feature a sink with a single-lever faucet and a **full set of appliances**, according to the planned project distribution, including: hob, dishwasher, extractor, refrigerator, and microwave oven.





16 . EXTERIORS AND SITE DEVELOPMENT

For **rural plots**, a fenced area of approximately 3,000 m² will be delimited using chain-link fencing. Access will be provided through a 2 m high enclosure wall, with a **motorized sliding gate** for vehicles, with the wall extending 2 meters on each side of the gate. A 1,000 m² unpaved surface will be finished with **white gravel**.

For **urban plots**, an enclosure wall will be provided at the front of the plot consisting of a concrete block wall, finished with single-coat render and decorative fencing (maximum length of 10 meters), **a motorized sliding gate, and a pedestrian door, with the rest of the perimeter fencing executed with chain-link mesh.**

In the perimeter of the house, a 1-meter wide perimeter sidewalk will be executed. The porch, sidewalk, and pool area will be paved with the material defined for each home model.

The pool will have standard dimensions of 8x4 meters and will feature a "gresite" (tile) interior lining, with various colors for the client to choose from. Likewise, the installation will be completed with two low-consumption underwater LED lighting spotlights and a salt chlorination system.



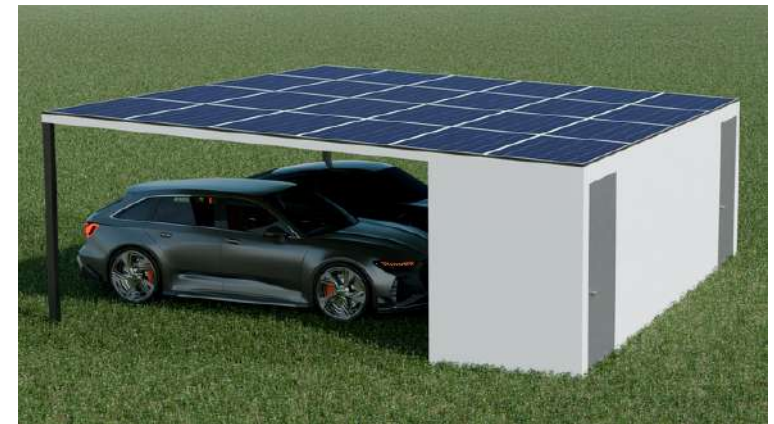


17 . ENERGY EFFICIENCY

The project will be executed in compliance with the requirements of the CTE and the Structural Code, guaranteeing a high level of energy efficiency and comfort. The corresponding Class A energy **efficiency certificate will be provided upon completion of the work.**

18 . PHOTOVOLTAIC INSTALLATION

On rural plots, the home will feature a **single-phase photovoltaic installation** with a 25 kWh storage battery, allowing it to be electrically self-sufficient. This installation will be located on a **carport**-type structure, with capacity for two vehicles, whose roof will house the 24 solar panels and will feature a space intended for an installation room for the location of batteries and the water purification system.





19. WE ARE ECO



SELF-SUFFICIENCY & RENEWABLE ENERGY

Self-Sufficiency:
Photovoltaic installation with 25 kWh batteries on rural plots

Aerothermal:
Hot water with the Ariston NUOS system, saving up to 80% on energy.



HIGH-PERFORMANCE THERMAL INSULATION

Double Insulation:
Façade featuring mineral wool and continuous extruded polystyrene (XPS).

Maximum Insulation:
Flat roof with 10 cm of XPS and exterior carpentry with thermal break.



SMART CLIMATE CONTROL

Airzone System:
Room-by-room temperature control that saves 25% on energy.

Zoning:
Ducted climate control optimized to use only necessary areas.



RESPONSIBLE RESOURCE MANAGEMENT

Dual Flush:
Wall-hung toilets designed to optimize water savings.

Total Oxidation:
Autonomous underground wastewater treatment in rural areas.



EFFICIENT CONTROL SYSTEMS

Equipment Management:
Remote access via App for the efficient configuration of HVAC and DHW systems.

Class A Rating:
Guarantee of maximum energy efficiency and minimum environmental impact.

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