



QUALITY SPECIFICATIONS



FOUNDATIONS AND STRUCTURE:

Superficial Foundations with reinforced concrete slab and walls. Load bearing walls with porticos, pillars and beams in reinforced concrete. Horizontal structure bidirectional reinforced concrete.



ROOFS:

Top terrace: flat roof covered with insulation, high quality non slip floor tiles C3 33.3 x33.3 cm.

Stair roofing: flat roofing covered with stone.



FACADE, DIVIDING WALLS AND PARTITION WALLS:

Exterior facade: cavity wall with acoustic insulation.

Dividing walls: 1 ft thick with acoustic insulation as stipulate by law (50 dBA).

Partition walls: double hollow brick 7 cm rendered in plaster.



CLADDING AND TILING:

Floor tiles: High quality ceramic tiles 60 x 60cm , skirting board dm white board.

Bathroom and utility room floors: High quality ceramic floor tiles 60 x 60

Terrace and patio tiles: High quality non slip floor tiles 60 x 30 skirting board in the same tile.

Stairs: High quality gres ceramic tile.

Interior cladding: rendered in plaster and painted with plastic paint.

Bathroom walls: High quality ceramics tiles.

Basement and storeroom floors: Leveled concrete.

Ceilings: rendered in plaster and painted with white Plastic paint.

False ceilings in bathrooms and kitchen with water proof plaster board. The remaining ceilings will have the necessary pre installation for the air conditioning.

Exterior: rendering with mortar.

This document has been drawn up to confirm to the work project , variations can be noticed because of technical demands, legal administration, lack of materials or the initiative of the Architect Director of the Project, this would not implicate any detriment to overall qualities nor any increase in the price. to de precio.



INTERIOR CARPENTRY:

Security door to the property with reinforced frame, security lock. Interior and exterior door handle, interior lined in white wood.

Lacquered white interior doors.

Lacquered white sliding doors in wardrobes. Lined , with shelf and rail.

Stainless steel handles.



EXTERIOR CARPENTRY:

Lacquered Aluminum multi position windows or sliding windows according to the project.

Double glazing

Aluminium electric blinds in bedrooms, lacquered in the same colour as all exterior carpentry.

Metallic Pedestrian automatic gate

Automatic gate access to parking area.



FACILITIES:

Sanitary: independent water systems for rain and black waters.

Plumbing: multilayer interior pipes ACS. Het resistant.

System ACS.

Sanitary units: showers, basin inset in furniture, and low tank toilet.

Taps: ROCA or similar.

Mechanic ventilation.

Electricity: plugs, switches, antenna , telephone by Nissan SKY in white or similar.

Electric video intercom with cámara and access to the property.

Pre installation for air conditioning : air conditioning / air via conducts.

This document has been drawn up to confirm to the work project , variations can be noticed because of technical demands, legal administration, lack of materials or the initiative of the Architect Director of the Project, this would not implicate any detriment to overall qualities nor any increase in the price.



POOL:

Salt water pool with mosaic tiles, stainless steel stairs and accessibility chair.



KITCHEN:

Modern furniture, porcelain finished work surface. Induction hob and extractor fan.



VARIOUS:

Acoustic insulation in all the property.

Glass shower door.

Suspended furniture and mirror included in all bathrooms and guest toilets.

Smooth plastic paint on all walls and ceilings.

Properties **Bajo A, Penthouse A,B and C** all have private pool with hidromasaje, hot water, multicolour led lighting and 30 jet spa.

The properties **Bajo A, Penthouse A,B and C** have a summer kitchen as follows: brick bar with a sink and taps, work surface, water and electrical connections, Inducción hob de exteriores or a grill, and aluminium doors under the work surface for storage.

This document has been drawn up to confirm to the work project, variations can be noticed because of technical demands, legal administration, lack of materials or the initiative of the Architect Director of the Project, this would not implicate any detriment to overall qualities nor any increase in the price.