

## Quality Specification

### FOUNDATION, STRUCTURE AND COVER

- The foundation and structure is made of reinforced concrete, complying with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproof and thermally insulated according to the requirements of the Technical Building Code.

### FAÇADES

- The facades of the houses are composed of double brick walls with air chamber and interior insulation. The exterior face will have a continuous white coating and the inside will carry a direct plaster on plasterboard. This system guarantees complete thermal and acoustic insulation and high technical and aesthetic durability.

### EXTERNAL WOODWORK

- The exterior carpentry is lacquered aluminium with thermal bridge breakage. The double glazing, with air chamber, improves the thermal and acoustic comfort of the house.
- Safety glass is installed in the areas indicated in the Project.

### INTERIOR CARPENTRY

- The entrance door to the house is armored, smooth and lacquered in the same color as the exterior carpentry, according to the finishes of the house; it has anti-lever hinges, security lock, optical sight glass and smooth knob in satin chrome color.
- The interior doors of the houses are smooth, lacquered in white and with smooth handles finished in satin chrome, in modern style.
- The built-in wardrobes are modular, with smooth sliding doors lacquered in white, in accordance with the design of the doors of the house. They are completely finished inside and covered with textured melamine boards.
- The wardrobes of the bedrooms have a double hanging bar, shelves and chest of drawers.
- The hall closet is finished with a hanging bar for long garments and a luggage compartment shelf.

### INTERIOR DIVISIONS

- The interior divisions of the houses are made with simple dry partition walls and interior insulation. This constructive method improves the thermal and acoustic insulation.
- The separation between dwellings is made with brick and dry partition walls with interior insulation on both sides.

### PAINTS AND CEILINGS

- The painting of the horizontal and vertical walls of the interior of the houses is smooth plastic, in combination with the rest of finishes.
- False ceilings will be installed in those areas required by facilities with records where necessary.
- The rest of false ceilings are finished with plasterboard plates, achieving a smooth and flat finish.

## KITCHEN

- The kitchen is delivered with ground level and wall mounted cupboards and natural stone countertop, compact Silestone or similar material, covering the same wall between cupboards. The rest of the walls are painted.
- Equipped with refrigerator, microwave, dishwasher, washing machine, induction hob, electric oven, stainless steel extractor hood and stainless steel sink with mixer taps.

## BATHROOMS

- The walls of the bathrooms upstairs will be completely tiled with ceramic tiles.
- The walls of the ground floor toilet combine tiling of ceramic tiles and paint.
- All bathrooms and toilets are paved with porcelain tiles, and matching skirting on the painted walls.
- The bathrooms and toilets of the houses have high quality vitrified porcelain bathroom sanitary fittings in white.
  - The bathrooms on the upper floor are delivered with a washbasin cabinet.
  - The shower trays are equipped with a glass screen.
  - Chrome-plated mixer taps.

## FLOORING

- The interior flooring of the ground floor will be made of porcelain stoneware or large-scale porcelain stoneware, with matching skirting. The flooring of the exterior porches will be anti-slip porcelain stoneware to match the interior pavement to achieve a sense of continuity.
  - On the upper floor, the pavement of the bedrooms and corridors is porcelain stoneware, wood effect or laminated flooring placed on anti-impact sheet, with matching baseboard or MDF lacquered in white.
  - The upper floor terraces and the solarium are paved with non-slip porcelain tiles, with a wood effect finish, providing continuity with the interior.
  - The finishing of the stairs will match the pavements.

## HEATING, AIR CONDITIONING AND SANITARY HOT WATER

- For the production of sanitary hot water, heating and cooling, the new generation of AEROTERMIA machines will be used, a multi-tasking system that mainly uses air energy to air-condition spaces. This system has such high energy efficiency and high performance that it is considered by the European Union as renewable energy.
  - An outdoor unit is installed on the roof (heat pump) and a compact kit with accumulation, for domestic hot water, incorporated into the interior of the home.
  - The air conditioning (cold and heat) is carried out by an indoor unit and network of ducts located in a false ceiling. Admission and extraction grilles in the living room and bedrooms. In addition, electric towel radiators in all bathrooms and toilets.

## HOUSING VENTILATION

- Housing ventilation system for compliance with CTE-HS-3 (Technical Building Code-Health and Ventilation), with admission and extraction. ELECTRICITY AND TELECOMMUNICATIONS
- The electrical installation of all homes is carried out in accordance with the Low Voltage Electrotechnical Regulations, with current design electrical mechanisms.
- The living rooms, bedrooms and kitchens of the houses have Telecommunications installation sockets, according to current regulations.

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## COMMON AREAS: URBANIZATION, FACILITIES AND VARIOUS

- Residential complex totally enclosed and fenced.
- Landscaped community development with irrigation system, local plants and LED energy saving lighting.
- Outdoor pool in community development.
- Private landscaped, closed and fenced plots. Each plot has direct access to the community development.
- Polished concrete flooring in garage areas.
- Community rooms: leisure room, gym and sauna.
- Video-intercom with terminal in hall or kitchen, depending on the distribution of the house.

15<sup>th</sup> June 2018

WE BUILD OBSERVING THE TECHNICAL CODES AND BUILDING REGULATIONS IN FORCE AT THE  
TIME OF CONSTRUCTION

The information contained in this document may be subject to change due to technical, commercial  
or legal reasons.