



# BUILDING SPECIFICATIONS REPORT

## Energy certification (EEC): B

### C.T.E.

The homes will comply with the Spanish Technical Construction Code (European standard)

### STRUCTURE, STONE MASONRY AND LININGS

- Structure with reinforced concrete pillars and floor slabs.
- Separation between dwellings plastered on both sides and insulated with cardboard and rock wool as soundproofing.
- Layout partitions with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall. And roofing with thermal insulation of extruded polystyrene with 7.5 cm thickness.
- False ceiling of smooth plaster throughout the entire dwelling. Perimeter moulding in the living room and master bedroom, according to project plan details.
- Interior linings in sprayed plaster and smooth acrylic paint finish.
- Exterior cladding according to the plans with cement mortar rendering and a paint finish.

### FLOORING

- SALONI continuous ceramic flooring tiles in the living room, hall, corridors, bedrooms, kitchen and both bathrooms with white lacquered MDF skirting boards.
- Terrace and solarium with SALONI continuous porcelain flooring.

### TILING

- Main bathroom, one wall in SALONI PORCELAIN, other walls in SALONI.
- Second bathroom, one wall in SALONI PORCELAIN other walls in SALONI PORCELAIN.

### EXTERIOR CARPENTRY

- Sliding window in the living room, in silver aluminium with thermal break profiles, double glazed safety glass, armoured glass in ground floor homes.
- Tilt and turn windows lacquered aluminium in the bedrooms, with thermal break trim and double glazing.
- Motorized roller blinds of lacquered aluminium on the bedroom windows.

### INTERIOR CARPENTRY

- Armoured entrance door.
- Internal smooth finish white doors, with chrome fittings.
- Wardrobes: smooth finish sliding doors in, with a hanging rail, low shelf and set of drawers.

### FITTINGS

- Designer kitchen with fitted cupboards in white and white resin worktop.
- Equipment. Refrigerator, electric oven and microwave in column arrangement, vitro hob, extractor hood, integrated dishwasher, wash-dryer machine and single sink in black with top quality tap assigned to each home.

### BATHROOMS

- Main bathroom with WC, white acrylic shower tray with shower screen installed, unit with double sink and four drawers.
- Second bathroom with top quality WC, white acrylic shower with shower screen installed, unit with single sink and two drawers.
- First-class tap fittings, in all bathrooms.
- Mirrors in both bathrooms.

### AC/HEATING SYSTEM

- AC/Heating system installed via conduits in false ceiling.

### INSTALLATIONS

- Lighting package according to the project.
- Line of decorative LED lighting in the false ceiling of the living room and master bedroom.
- Mechanical ventilation installation of the house according to C.T.E.
- USB sockets in kitchen and master bedroom.
- Telephone and TV outlets in the living room/dining room, bedrooms and kitchen.
- NIESSEN mechanisms.
- Electric water heater with energy savings system with hot water supply produced by thermal solar energy.

### OTHER FACILITIES

- Residential complex with communal pool and gardens.
- Private closed perimeter fence with pedestrian access door with video entry phone and motorised gate with remote control for vehicle entry.
- Lifts in each building with capacity for 6 people.
- Parking space and storage room in the basement assigned to each home.