

## **CAMARATE HILLS BUILDING SPECIFICATIONS** **47 HOMES (Phase 1)**

### **FOUNDATION AND STRUCTURE**

- Foundation planned in accordance with geotechnical study recommendations.
- Voided biaxial reinforced concrete slabs in compliance with current regulations.

### **FACADES AND ROOF**

- Continuous manufactured brick cladding with mortar and paint, thermal insulation cavity and interior lining with laminated plasterboard.
- Non-trafficable inverted roof system.

### **INTERIOR WALLS**

- Partition walls: drywall construction with galvanised steel profiles and laminated plasterboard with integrated acoustic insulation.

### **EXTERIOR FINISHING**

- Aluminium windows and balcony doors with painted finish, thermal break and respective opening system (swinging/tilt and turn/sliding) or fixed, as specified in the project.
- Aluminium roller shutters with thermal insulation in the same exterior finish colour.
- Double glazing with thermo-acoustic insulation, low thermal emissivity and dry air chamber.

### **INTERIOR FINISHING**

- Secure main entry door (reinforced) with peephole, made of solid wood with exterior facing surface in oak laminate and interior facing surface painted white in the same colour as other interior doors and closet fronts.
- Interior doors painted in white.
- Closet fronts painted white in the same colour as other interior finishing.

# **Camarate Hills**

## **FLOORING**

- Kitchen and baths in high-quality porcelain stoneware tile.
- Entry area, living room, hallways and bedrooms in high-quality porcelain stoneware tile.
- Terraces in high-quality slip-resistant ceramic tile.
- Building entries and common areas in high-quality porcelain stoneware tile or natural stone, as specified in the project.

## **TILING**

- Vertical surfaces in baths and kitchen in high-quality ceramic tiling in combination with emulsion paint, as specified in the project.

## **PAINT AND CEILINGS**

- Smooth, washable emulsion paint on vertical and horizontal facings.
- Laminated plasterboard suspended ceiling in areas specified in the project.
- Dampproof suspended ceiling in baths, as specified in the project.
- Suspended ceiling with painted aluminium panelling on ground-floor terraces, as specified in the project.

## **KITCHEN**

- Fully equipped, quality kitchen with upper and lower upper and lower cupboards, as specified in the design/project.
- Features a cooker hood, induction hob, microwave, electric oven, undermounted sink and faucet, connected for use.
- Preinstallation for washing machine and dishwasher.
- Silestone kitchen worktops or similar.

## **BATHS**

- Glazed porcelain bathroom fixtures with dual-flush toilet.
- Shower tray in main bath with hand shower and hose installed.
- Bathtub or shower tray in main bath or secondary bath, as specified in the project.
- High-quality mixer taps.

## **PLUMBING**

- Domestic hot water produced by a high-quality arothermal accumulator.

## **CLIMATE CONTROL**

- Installation of a heat pump system (cold-heat) using power inverter duct equipment of the highest quality.

## **ELECTRICS AND TELECOMMUNICATIONS**

- In-home electricity installation in line with REBT and current regulations.
- Connections for mains and TV on terraces.
- Installation for broadcast services, satellite and terrestrial TV, with TV (according to regulations) and telephone connections in the living room, bedrooms and kitchen.

## **COMMUNAL BUILDING INSTALLATIONS**

- Photovoltaic installation for use in building common areas.
- Video door bell system.
- Lift.
- Post box.

## **GARAGE AND COMMON AREAS**

- Basement level, car park area, storage units and building equipment rooms located underground.
- Preinstallation for electric vehicle charging.
- Automatic vehicle access doors and garage doors.
- Green areas with pedestrian walkways and planted community gardens, as specified in the project.
- Communal pool and toilet facilities.
- Outdoor furniture.
- Playground equipment installed on shock-absorbing surface.
- Gated internal community areas.

### **NOTE:**

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