



QUALITY SPECIFICATIONS





1. FOUNDATION AND STRUCTURE

Below ground: Continuous reinforced concrete foundation slabs on improved ground. Reinforced concrete retaining walls. It will include moisture protection.

Above ground: Horizontal structure with reinforced concrete slab decks and reinforced concrete ribbed decks. Vertical structure with reinforced concrete columns and structural steel columns.

2. FACADES

Double-skin façade with insulation

Two leaves separated by a 5 cm air cavity and thermal insulation made of 80 mm thick sprayed polyurethane foam.

The leaves consist of:

Inner side: Hollow double ceramic brick masonry, plastered and finished with gypsum on the inner face.

Outer side: ½ foot thick perforated ceramic brick masonry with mortar coating on the inner face and clad on the outer face with:

- Two-layer mortar plastering.
- Slats and panels.
- Cladding.

3. ROOFS

Walkable inverted flat roof with anti-slip finish. In technical areas, non-walkable roofs with decorative white gravel protection.

80 mm XPS insulation and waterproofing with an impermeable membrane and vapor barrier.

4. EXTERIOR JOINERY

Aluminium joinery

Sliding, hinged, tilt-and-turn, and fixed windows and doors. The profiles used will be hidden-leaf with thermal break.

Laminated safety glass with solar protection in a double glazing system with an air cavity.

5. INTERIOR JOINERY

Armored entrance door, including a security lock.

Interior doors of 82 cm and 72 cm in width, flush with the walls. Hinged and sliding doors.

Wardrobes and closets lacquered as per design. Interiors in melamine with PVC edging, with a useful depth of 60 cm, interior LED lighting, drawers, shelves, hanging rods, and coat rails.

6. PARTITION WALLS

Double hollow brick partition walls of 7 cm minimum thickness, plastered with gypsum finish for the final coating: paint, wood cladding, stone cladding, porcelain tiles.

7. FLOORS AND FINISHES

7.1. Interior Flooring

Troweled concrete with pigments: Flooring.

Lacquered MDF: Skirting boards.

7.2. Exterior Flooring

Rectified non-slip porcelain tiles.





8. BATHROOMS

- Wall surfaces: combination of porcelain tiles with decorative slats.
- Sanitary ware and washbasins from top brands.
- Flush shower tray with the floor.
- Lacquered metal surface faucets.
- Tempered glass and laminated safety shower screens.
- Custom mirrors.

9. KITCHENS

Kitchen equipped with Siemens appliances. Ceramic countertop. Cabinet fronts with 60 cm and 35 cm depth, consisting of tall storage columns.

10. SUSPENDED CEILINGS AND PAINTING

INTERIOR CEILINGS

Dry rooms: suspended ceiling with laminated gypsum boards.

Wet rooms: suspended ceiling with waterproof laminated gypsum boards. The ceiling design includes varying heights, perimeter coffered details, curtain rails, and light coves for indirect LED lighting.

EXTERIOR CEILINGS

Suspended slat ceiling.

Suspended cement board ceiling.

PAINTING

Exterior plastic waterproof paint in white, RAL color as per design.

Interior smooth plastic paint on walls and ceilings, RAL color as per design.

11. STAIRCASES

INTERIOR STAIRCASES

Metal staircases with covered steps and exposed structure.

EXTERIOR STAIRCASES

Depending on the type of dwelling, there will be metal staircases with exposed structure.

12. DOMOTICS, ELECTRICAL, TV, AND TELEPHONE INSTALLATIONS

12.1. DOMOTICS

Complete domotics installation, controllable via touchscreen and smartphones (Android/iOS).

Control of: entry lock to the dwelling; garage door; video intercom; motion, smoke, and flood sensors; water shut-off; lighting; outlets; blinds; air conditioning; irrigation; filtration system. Assistance with startup and configuration.

12.2. ELECTRICITY AND LIGHTING

Provision of warm light, adjustable LED strips, with a light warmth of 2700k in light coves.

Recessed LED downlights in the ceilings of kitchens, bathrooms, and hallways.

Installation according to REBT and complementary ICT regulations.

12.3. SATELLITE TV, TELEPHONE, AND DATA

Digitally modulated QPSK channels received from the ASTRA and HISPA-SAT satellites.

Telephone installation according to regulations. Data outlets and user connections will be installed throughout the dwelling according to needs.





13. AIR CONDITIONING SYSTEM

Direct expansion system for maximum energy efficiency, consisting of external and internal units. There will be an independent internal unit in each zone or room of the dwelling.

14. VENTILATION AND EXTRACTION SYSTEM

Mechanical ventilation system with heat recovery, ensuring the healthiness of the dwelling and promoting well-being and comfort as set out in the Technical Building Code.

15. EXTERIOR POOL

Depending on the type of dwelling, an exterior pool with a saline chlorination system, infinity type with perimeter overflow. Finished with ceramic tiles.

16. JACUZZI

Depending on the type of dwelling, a jacuzzi will be installed on the rooftop solarium, with an air bubble system and high-pressure water jets. Finished with ceramic tiles.

17. SECURITY SYSTEM

Pre-installation for subsequent security system contracting.

18. COMMON AREAS

18.1. COMMUNITY GARAGES

Covered community garage area with at least one parking space per dwelling. The minimum dimensions of the space are 2.50x5.00 m.

Access doors with remote control.

Two types of lighting: exhibition and utility lighting.

Provision for an electric vehicle charging station.

18.2. COMMUNITY ELEVATORS

Located in parking areas to provide access to residential floors.

18.3. GARDENS

Depending on the type, there are dwellings with private gardens and communal gardens or dwellings with only communal gardens. Includes an automatic irrigation system for all types of gardens.

18.4. BAR - RESTAURANT - GAME ROOM

Bar-restaurant with an underground loading and unloading area. Bar area includes counter, stools, shelves, sink, refrigerator, and ambient LED lighting.

18.5. INDOOR POOL - SPA

Heated indoor pool with a saline chlorination system. Climate control and ventilation system, with interior humidity levels monitored by humidity sensors.

18.6. COMMUNITY OUTDOOR POOL

Community outdoor pool with a saline chlorination system and perimeter overflow. Finished with ceramic tiles.

18.7. FULLY EQUIPPED GYM

Complete gym equipment.





18.8. SAUNA

Full sauna with infrared system. Double-height benches and removable modular decking.

18.9. STORAGE ROOMS

Dwellings will have storage space in the storage rooms located in the underground parking levels.

18.10. COWORKING

Community space arranged as an open office with workstations.



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