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THE BEST OF THE PROJECT

- Modern Mediterranean architecture, appropriate to the topography and oriented to the unbeatable views of the plot.
- Enclosed and fenced grounds, controlled by a guardhouse and separate access for vehicles and pedestrians. Pre-installed perimeter security for video surveillance cameras.
- Landscaped areas with native plants, including aromatic plants, shrubs, and low-water consumption trees.
- Pedestrian paths between landscaped areas adapted for people with reduced mobility.
- Courtesy outdoor parking.
- Exclusive communal areas: gym, co-working space, viewing terrace, and living spaces among gardens.
- Illuminated infinity pool with overflow channel.
- Large covered and open terraces across the entire front of the development, accessible from the living rooms and bedrooms.
- Private solarium access from the home via a staircase as well as directly from the entrance.
- Kitchens equipped with top-brand appliances.
- Adoption of energy-saving and sustainable building measures: improvements in thermal and acoustic insulation, photovoltaic panels, heat recovery systems, zoned climate control, greywater collection for irrigation, planting of low-water consumption species, etc. BREEAM certification.
- Possibility of customising your home with optional extras.



SUSTAINABLE DESIGN - MAXIMUM COMFORT - ENERGY

BREEAM CERTIFICATION

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the most technically advanced method for assessing and certifying sustainability in buildings and is the world leader with 20+ years on the market and 541,000+ certified buildings in 77 countries since its creation in 1990.

BREEAM® promotes a more sustainable construction that has repercussions on economic, environmental and social benefits for all the people linked to the life of a building (promoters, owners, tenants and/or users) while transferring the Corporate Social Responsibility of the company to the community, society and the market in an unequivocal and easily perceptible way.



La información facilitada en el contenido de esta memoria de calidades es orientativa, estando sujeta a posibles cambios.

ADDITIONAL TECHNICAL INFORMATION

TEN YEAR INSURANCE

Contracting with a certified solvency insurance company, ten year insurance, which guarantees coverage for ten years of compensation for material damage caused to the building by errors or defects that originate in or affect the foundation, supports, beams, floors, load-bearing walls or other structural elements, and that directly compromise the mechanical strength and stability of the building.

The construction process will be supervised at all times by the Technical Control Body (OCT) in order to guarantee that the work is carried out with the maximum quality and safety controls in the building.

STRUCTURE ACCORDING TO CTE REGULATIONS

The structure and foundation will be undertaken with reinforced concrete according to the requirements of the regulations of the Technical Building Code regarding Structural Safety.

QUALITY CONTROL OF MATERIALS

Quality control of construction processes and materials by an approved and accredited Laboratory.
Concretes: Controls and tests of finished work according to UNE 83302:84, 83303:84 and 83304:84.
As a complement to the previous UNE 83307:86 and UNE 83308:87
Steel: Filler material according to UNE EN ISO 14555:1999.

At HCP Architecture & Engineering, we conceive each project as a dialogue between architecture and its surroundings. Our design philosophy is based on creating spaces that organically integrate nature with the building, allowing the environment not only to accompany but also to enrich the living experience. Through clean lines and a balanced composition, we structure the open space with the same precision as the built volumes, generating homes that breathe with their surroundings and offer a fluid connection between interior and exterior.

The HCP Architecture & Engineering team works from a clear premise: architectural excellence is only achieved when we work hand in hand with our clients, understanding their needs and translating them into functional, sustainable architectural solutions tailored to each context.

Quality is the cornerstone on which we build each project. From the selection of materials to the execution of every detail, we apply exhaustive control throughout every phase of the process. We always look for materials that guarantee durability, energy efficiency, and comfort, ensuring that each home not only meets the highest construction standards but also provides its inhabitants with a superior living experience.

ROMERO has a highly qualified technical department dedicated to advising you on the customization and improvement of your home. Through a careful selection of additional options, we help you adapt each space to your needs and lifestyle, ensuring maximum comfort and functionality in your home.



Javier Higuera, Alejandro Pérez, Mario Romero & José Luis Moreno
Partners at HCP Architecture & Engineering

OUR DESIGNERS

Romero is located in an idyllic location, surrounded by a natural environment amidst a mountain range and yet with a direct visual connection to the sea. The future development of the building serves as a visual connection between the sea and the mountains, hence the intervention born from the premise of caring for and respecting the surrounding environment.

The design for Romero is based on elegance, luxury, and comfort to create unique and memorable experiences. From the spacious terraces to the various common areas, everything has been designed to provide a welcoming and sophisticated environment. Romero also features an outdoor infinity pool that magnifies the views of the sea, where guests can relax.

The fundamental design criterion and the guiding principle of the project arises from the development's very name. Rosemary is a plant species characteristic of the Mediterranean, with a shrubby appearance and great resilience. Its compact and branched growth allows it to thrive on sunny, mountainous slopes close to the sea. Its intense aroma and evergreen leaves make it a symbol of strength and balance with its surroundings, blending naturally into the Mediterranean landscape.

For this reason, Romero boasts over 6,000m² of landscaped areas with a carefully designed layout designed for the enjoyment and use of all its residents. It promotes and respects the native Mediterranean flora with diverse plants and vegetation that have low water consumption and high irrigation efficiency to minimise their environmental impact.

In all the homes in the project spaciousness has been paramount, resulting in an elaborate design that creates rooms where the furnishings and layout have been carefully considered down to the smallest detail.



STRUCTURE AND FOUNDATIONS

The structure and foundations will be constructed of reinforced concrete in compliance with the requirements of the Technical Building Code.

The foundation type will be decided based on the conclusions of the mandatory Geotechnical Study. The building's containment system will consist of concrete walls and screens, and a ventilated chamber in the residential area.

The floor slabs will be constructed with lightweight reinforced waffle slabs and solid slabs on the terrace cantilevers. The vertical elements will be reinforced concrete pillars.

FAÇADES AND PARTITIONS

The façade enclosure consists of, from the exterior to the interior, water-repellent lime mortar plaster reinforced with fiberglass and polyester mesh in specific points, 1/2 foot of perforated brick, water-repellent plaster, 40mm rock wool insulation, self-supporting cladding with 48mm rock wool, and two 13mm plasterboards. Finished with exterior paint in light tones.

Droplights plastered and waterproofed with technical mortar. Aluminum sills similar to the carpentry will be placed over this waterproofing.

The parapets of glazed terraces will be made with prefabricated concrete or GRC panels anchored to the edge of the slab by means of metallic elements, and a glass railing with an aluminum "U" profile anchored to a structural support (compliance with NCSE-02 / section 4.7.2-Anchorage to the floor) Cortizo railing or similar with extra-clear laminated glass with 2 safety butyrls of 16.76 mm thick with the visible edges polished straight. 8 / 2PVB of 0.38 / 8. With a decorative cover as a skirting board anchored to a lower support in matte stainless steel and elastic polyurethane sealing.

Terraces are separated by a brick parapet covered with a water-repellent Isaval Rhona C-800 lime mortar plaster, with side and top jambing using aluminium similar to the carpentry.

Facade lattices in common areas, facility enclosures, and unique elements with vertical WPC composite slats with a metal substructure. Disegna or similar.



Slab edges clad with single hollow brick, covered with water-repellent mortar plaster, and reinforced with fiberglass and polyester mesh. Thermal bridges are resolved by installing cellular glass panels directly into the Polydros/Grafipol formwork.

Railing system based on a "U" shaped aluminum profile on which tempered laminated safety glass is fixed.



Cortizo Railing. View Crystal

PARTITIONS, ROOFING & CLADDING

The divisions between apartments and between these and common areas will be built using composite partition walls with sound-resistant ceramic brick over acoustic insulation, plaster trim on both sides, and mineral wool insulation between 48/70mm studs to support double 13mm laminated plasterboard on both sides..

The interior divisions of the homes are made using a drywall system with double 13mm laminated plasterboard, thermally and acoustically insulated with rock wool panels. The supporting structure will be made of galvanized steel sheet metal profiles with 48mm studs.

The interior partitions in the kitchen and bathrooms are made with double 13mm laminated plasterboard (water-resistant) thermally and acoustically insulated with rock wool panels. The load-bearing structure will be made of galvanized steel sheet metal profiles with 46mm studs, or 70mm in the installation area.

TERRACES & ROOFS

Terraces and porches located above non-habitable spaces will be provided with cement mortar to form slopes, epoxy primer, polyurea waterproofing membrane, geotextile separator layer, and a protective mortar layer. Terraces and porches will be laid with raised access flooring composed of ceramic tiles on plots.

The walkable roofs (solariums) and non-walkable roofs over habitable spaces are composed of the same elements defined above, adding high-density extruded polystyrene XPS thermal insulation, the flooring being made using adhesive on a layer of mortar or finished with pebble gravel.

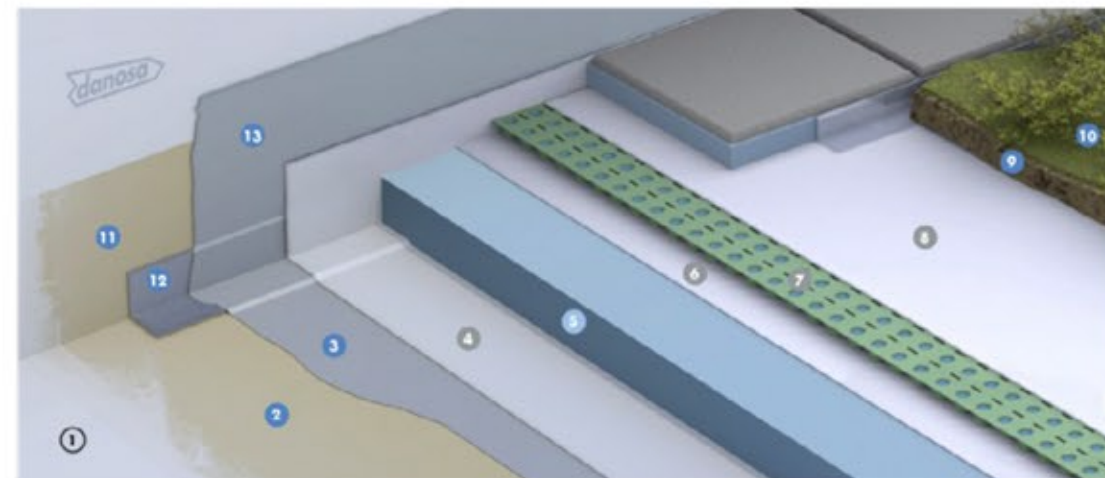
Para el caso de espacios comunitarios ajardinados sobre forjado, dispondrán de mortero de cemento para formación dependientes, imprimación epoxi, membrana In the case of landscaped community spaces on slabs, they will

have dependent formation cement mortar, epoxy primer, waterproofing membrane, geotextile separator layer, water and moisture resistant thermal insulation, geotextile separator layer, retaining layer, geotextile separator layer, retaining layer, geotextile filter layer and plant substrate of at least 7cm.

CEILING CLADDING

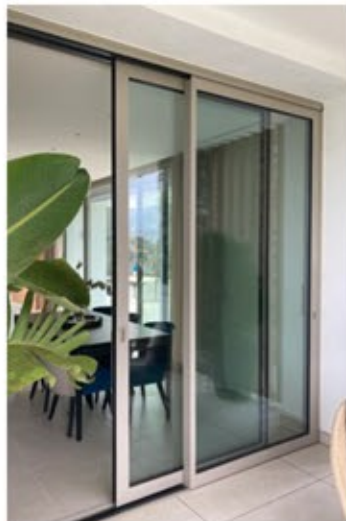
Throughout the home, continuous false ceilings are secured to a support using a galvanized steel sheet profile structure. A 13mm thick panel with four tapered edges is bolted to this profile structure (waterproof in bathrooms and outdoor on terraces).

With concealed framed air vents in bathrooms with AC machinery, and curtain rails in front of the large windows in the living room and bedrooms.



EXTERIOR CARPENTRY

Sliding balcony doors with a height from floor to false ceiling of terrace and variable width in 2 leaves on 2 hidden rails with a galvanized steel structural subframe and mini extruded aluminum profiles, with thermal break and microventilation system. Lacquered finish >60 microns QUALICOAT seal, champagne color. Schüco Panorama Design or similar



Champagne Colour



For frames exceeding two metres in width, fixed panels will be used, avoiding lift-up systems.

Between windows, a piece of Alucoil aluminum or similar, cladding the façade in the same color as the exterior of the frames.

Double glazing with flat glass, with a low thermal transmission coefficient, and an interior air chamber. Guardian Glass, Select Sunguard, Climalit Plus Planistar One, or similar.



Bedroom blackout system

Bedroom blackout system using roller blinds or shutters with side guides and hidden integrated drawers, controlled via home automation.

Top brands such as Bandalux, KE, Renson, or similar will be installed. Bathrooms will be pre-installed with a recessed ceiling and electrical outlet for blinds, but not automated.



INTERIOR CARPENTRY

Armored entrance door, 825x2030mm leaf, metal sub-frame, 70x12mm flashing on the stiles, and a variable-height headboard strip adjusted to the ceiling (maximum height 2600mm).

The leaf is clad in white lacquered wood on the inside, and varnished wood laminate in the common areas.

SECU 1 with a visible TESA or similar hinge.



Flush-fitting interior doors, consisting of a subframe, a frame with a white gasket and concealed screw fixing, 70x12mm flat flashing on the stiles and a 12mm strip on the headboard on both sides, with a variable height adjusted to the ceiling, a flat leaf measuring 725-825 x 2300x45mm, fittings consisting of three concealed 3D hinges, and a magnetic edge latch in a satin nickel finish.

Guillén GIMNOVE system or similar.

Stainless steel handles with square rosette.

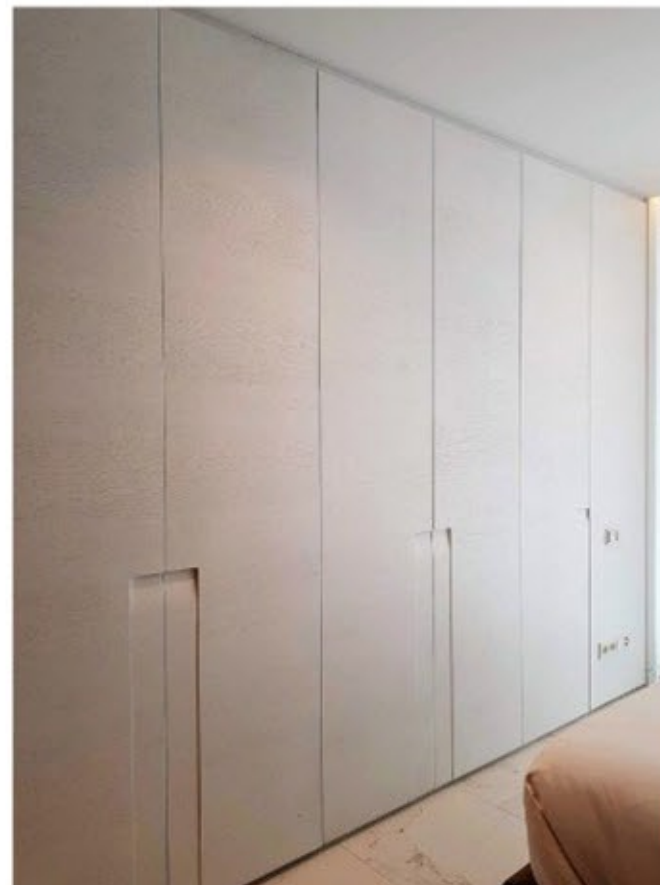
Herrayma model R C-530.



Herrayma door handle model R C-530.



Guillén doors GIMNOVE system.



Modular wardrobe comprising a white lacquered wardrobe front or similar, with smooth panels measuring 300 to 600 x (2030 + 807) x 25mm from floor to ceiling, leaving a 5mm gap between both panels, flush-fitting panels with a 70 x 12mm smooth flashing, soft-closing hinges and opening via a pantographed groove. Interior module in textile melamine (560mm clear depth), with sides, ends and rear panels, concealed skirting boards and ceiling rollers, a luggage compartment divider shelf, a hanging rail and a drawer unit per bedroom. In the principal bedroom, two drawer units will be installed.

Seamless steel storage room doors with a grille. Mounted on a subframe. Lacquered finish. 38mm leaf thickness.

Roper or similar.

Opción A
Madera Natural



Opción B
Lacado en Blanco



FLOORING

Installation Standards:

All panels must be installed according to the manufacturer's instructions and recommendations on a sub-base (base-support) of self-leveling mortar. This support must be completed before the interior partition walls of the homes are installed and must never end against the façade sheet. A minimum separation of 15 cm from the slab edge must always be maintained around the entire perimeter, ensuring the continuity of the cavity throughout its height and a level difference (> 6 cm) between the support of the exterior masonry and the rail profile of the self-supporting drywall that encloses the cavity.

Transition joints with the rest of the flooring and expansion joints must be installed according to the manufacturer's instructions. These joints must be formed by aluminum T-profiles in a color of the D.F.'s choice.

A continuous impact-resistant sheet must be placed under all flooring for improved sound insulation.

OPTION 1: SIERRA BONE 90X90



OPTION 2: SIERRA PEARL 90X90



Homes:

In the living rooms, kitchen, bedrooms, bathrooms, and hallways, rectified porcelain stoneware flooring. Special tiles of the same material are used on the stairs. On the terraces, the same C3 non-slip flooring is applied over adhesive in the sunroom and over the plots on the terraces and porches. CIFRE CERAMICA or similar.

White lacquered wooden skirting board.

WALL CLADDINGS

Master bathroom:

CIFRE CERAMICA Sierra Bone/Pearl porcelain tile and large-format Azure Glossy 120x280x6mm shower wall.



Secondary bathroom:

CIFRE CERAMICA Sierra Bone/Pearl porcelain tile and large-format Crystal Silk 120x278x6mm shower walls



Bathroom:

CIFRE CERAMICA Sierra Bone/Pearl porcelain stoneware wall tiles and two walls with matching beveled-edge skirting.

Kitchens:

In areas prone to splashing, the countertop will be extended to cover the entire wall between cabinets. The remaining walls will be painted with acrylic-based anti-mold fungicide paint in RAL 9010 (pure white) with a matte finish.

Rest of the home:

Finished with acrylic-based paint in RAL 9010 (pure white) with a matte finish.

- Isaval or similar

SANITARYWARE & MAIN BATHROOM FURNITURE

Sinks:

- Double countertop sink in Solid Surface.
- Wooden bathroom cabinetry as shown in the infographics or equivalent.

Bathroom fixtures:

- Duravit Happy D.2 wall-hung toilet or similar. Built-in cistern, Geberit or similar.
- AXOR double flush. Brushed nickel flush or similar.
- Showers will have the same porcelain floor covering as the bathroom flooring, with C-3 anti-slip properties.
- Rectangular built-in bathtub, Duravit Happy D.2 sanitary acrylic or similar. Lavabo sobre encimera en Solid Surface.



Happy D2 wall-hung toilet



Duravit bathtub model Happy D.2.



Taps:

- Hansgrohe AXOR Uno single-lever basin mixer, brushed nickel or similar
- Hansgrohe AXOR ShowerSelectID concealed thermostatic shower mixer, brushed nickel or similar
- Hansgrohe AXOR Citterio C shower mixer and hand shower, brushed nickel or similar
- Hansgrohe AXOR Citterio C overhead shower mixer, brushed nickel or similar
- Hansgrohe AXOR ShowerSelectID concealed thermostatic bathtub mixer, brushed nickel or similar
- Hansgrohe AXOR Citterio C bathtub mixer and hand shower, brushed nickel or similar

Shower drain:

- Hansgrohe AXOR Drain linear drain or similar

Mirror:

- Hanging mirrors with concealed mechanical fixing, framed, backlit, and electric demister.

Shower screen:

- Fixed shower screen: 8mm glass, as per infographics

SHOWER



Overhead shower 270/270
Hansgrohe model AXOR Citterio C



Concealed thermostat
AXOR Shower Select ID model



Shower support Model AXOR Citterio C

BATH



Concealed thermostat
AXOR Shower Select ID model



Shower support Model AXOR Citterio C

WASH BASIN



Hansgrohe AXOR Uno
single-lever basin mixer

DRAIN



Hansgrohe linear drain
model AXOR Drain

AXOR
hansgrohe

SANITARYWARE & SECONDARY BATHROOM FURNITURE

Sink:

- Solid Surface countertop sink.
- Wooden bathroom cabinets as shown in the infographics or equivalent.

Bathroom fixtures:

- Duravit Happy D.2 wall-hung toilet or similar. Built-in cistern Geberit or similar.
- AXOR double flush. Brushed nickel flushes or similar.
- Showers will have the same porcelain floor covering as the bathroom flooring, with C-3 anti-slip properties.

Happy D2 wall-hung toilet



AXOR Double Push Button Brushed Nickel Color



Taps:

- Hansgrohe AXOR Uno single-lever basin mixer with high spout, brushed nickel or similar
- Hansgrohe AXOR ShowerSelectID thermostatic shower mixer, brushed nickel or similar
- Hansgrohe AXOR Citterio C shower mixer with hand shower, brushed nickel or similar
- Hansgrohe AXOR Citterio C overhead shower mixer, brushed nickel or similar

Shower drain:

- Hansgrohe AXOR Drain linear drain or similar

Mirror:

- Hanging mirrors with concealed mechanical fixing, framed, backlit, and electric demister.

Shower screen:

- Fixed shower screen, 8mm glass, as per infographics

SHOWER



Overhead shower 270/270
Hansgrohe model AXOR Citterio C



Concealed thermostat
AXOR Shower Select ID model



Shower support Model AXOR Citterio C

WASH BASIN



Hansgrohe AXOR Uno
single-lever basin mixer with high spout

DRAIN



Hansgrohe linear drain
model AXOR

AXOR
hansgrohe

TOILET SANITARYWARE & FURNITURE

Sink:

- Freestanding Solid Surface sink.

Sanitary Fixtures:

- Duravit Happy D.2 wall-hung toilet or similar. Built-in cistern Geberit or similar.
- AXOR double flush. Brushed nickel flush or similar.

Taps:

- Hansgrohe AXOR Uno single-lever basin mixer, brushed nickel or similar.

Mirror:

- Frame-mounted mirror with backlighting and electric demister.

Happy D2 Wall-Hung Toilet



AXOR Double Push Button
Brushed Nickel Color



Hansgrohe AXOR Uno
single-lever basin mixer



INSTALLATIONS

Sanitation

The sanitation network will be separate, with reuse of gray and rainwater for irrigation in the development. Soundproofed for both horizontal and vertical sections, the drainage system will be gravity-fed in homes.

A minimum gradient of 1% will be used for suspended collector sections that run inside homes, while buried sections will have a minimum gradient of 2%, meeting the requirements of CTE HS5.

- Soundproofed PVC pipes: Terrain or similar

Primary ventilation through the roof, or failing that, through ventilation valves in false ceilings.

Interior of homes:

The drain will be connected to the wastewater downpipes through a siphon trap or individual siphons.

Air conditioning:

Condensed water will be collected using flexible pipes connected to the rainwater downpipe through a siphon trap.

- Collector system: Jimten or similar

Plumbing

General drinking water tank and pressure unit. Community water softener (Aguapurif or similar). Cold and hot water system routed independently for each home, according to regulations. Internal water distribution network with cross-linked polyethylene piping insulated with shells.

DHW system using an aerothermal heat pump, compliant with energy efficiency regulations.

Return network, compliant with regulations, return pump: WILO or similar.

Air Conditioning

Air conditioning installation using a direct expansion heat pump (hot/cold) with an outdoor unit on the roof and two independent indoor units for the living room and bedrooms, Daikin brand or similar, with low-profile Isover or similar ducts, Madel or similar supply grilles, and a digital programming thermostat in each room.

DHW storage will be available with a minimum of 180 litres, and additional demand will be met by using a wall-mounted gas backup boiler.

Ventilation

The homes are individually ventilated using Siber BH dual-flow ventilation units or similar with heat recovery in each home.

INSTALLATIONS

Pre-installed

- Fireplaces in the living room
- Barbecue on the solarium
- Pre-installed for electric vehicle charging

Underfloor heating

- Underfloor heating is provided in all homes, electric in the bathroom and water in the rest of the home.
- The system is equipped with a main manifold with separate outlets for each room, controlled independently by an individual thermostat acting on the thermostatic head of the corresponding circuit.

Hot water will be supplied by an air-source heat pump. The living room and bedrooms will be air-conditioned.

- PEX-5 piping: UPONOR or similar
- PEX-AL-PEX piping: UPONOR or similar
- AC/HF piping insulation: ISOVER or similar
- Boost system: EBARA or similar

Telephone

Telecommunications installation in accordance with the new Telecommunications Infrastructure Regulation, RD 346/2011, using fiber optics and coaxial cable. The installation will include TV sockets and RJ-45 sockets (voice/data). Ubiquiti Wi-Fi access point.

- Video intercom with pushbuttons and lighting: Fermax or similar.
- ICT: Televes or similar.

Electricity and Lighting

230V high-grade electrical installation, $P \geq 9200$ W, in accordance with Low Voltage Electrical Regulations mechanisms, Schneider D-life models or similar.

Hager electrical panels housed in a dedicated cabinet along with the general telecommunications register.

USB chargers in bedrooms, motion detectors in common areas and garages.

The building's lighting will be LED.

- Lighting in the kitchen, bathrooms, hallway, and distributor will use Simon Comfort downlights or similar.
- Indirect LED lighting in the ceiling recesses in the living rooms and bedrooms.
- Terrace lighting: LED strip recessed in false ceilings.
- Lighting in common areas and entrances: Simon Moods model or similar.
- Garages: high-efficiency fluorescent or LED luminaires.

Home Automation

Zennio's advanced KNX home automation solution or similar managed via a 4.1-inch color touchscreen and app for remote control via mobile devices (iOS, Android) with the following features:

- Technical alarm management: smoke and flood detection with notifications to mobile devices and the option to shut off solenoid valves.
- Control of motorized shutters in the bedrooms and lighting in all rooms, with dimmer control in the living room and master bedroom, allowing control via conventional pushbuttons.
- Control of climate control and zoned underfloor heating by room via multifunction touchscreens.
- Option to create customized timers, including chrono thermostats.

Elevators

The elevators will be powered by a Thyssen Synergy VF elevator motor or similar brand (without gearboxes), with electric traction and a compact power unit without a machine room.

The cabin can accommodate 8 people and is adapted for disabled guests, with a minimum dimension of 1.10 x 1.40m.

KITCHENS

Kitchen Furniture

The kitchen furniture is from the national manufacturer Santos.

The product design is based on a study of the tasks performed in the kitchen, guided by a philosophy that prioritizes user comfort, ease of cleaning, storage capacity, and the durability of the materials. This approach allows us to design kitchens where beauty and functionality come together to create more harmonious and optimized spaces that are highly practical and, at the same time, inviting.

The 18mm doors supplied will be in Cashmere Silk Matte, and the drawers and doors will open via lacquered aluminum grooves in the same finish as the doors. The interiors of the cabinets will be supplied in Light Gray. The lighting for the wall cabinets will be milled into the base with a temperature of 3,000K.

Quality

The equipment used in the kitchen, unlike other rooms in the home, is usually subject to continuous and intensive use. Therefore, the quality of the materials and systems used in its construction is a crucial factor that, as a manufacturer, we consider in two ways: performance and durability or reliability over time.

High Performance

The quality of the materials and construction systems is what allows the user to enjoy daily features such as smooth running, cushioning when closing, load-bearing capacity, and a good fit between the different parts of the furniture. The connection between the surface and the edge is one of the keys to consider, as a good seal is essential to achieve a high degree of resistance to moisture and heat.

The imperceptible transition between the surface and the edge is the best indicator of the quality of the furniture's finish. To address the risk of moisture in sensitive areas—washing, refrigeration, wet dishes, etc.—specific furniture for these areas is built from the best possible material: plywood made with water-resistant adhesives. Commitment to the Environment

In addition to being accredited by the official seals of prestigious certifying entities, environmental protection is present and taken into account in the development of all its production processes.

Countertops

The material chosen for the countertops is from the national manufacturer Inalco. The model chosen is bush-hammered

Blanco Pacific Plus, a neutral and natural finish that brings warmth to the room.

Appliances

The manufacturer Miele will equip these kitchens with the best and most comfortable functions for everyday use.

The complete equipment includes an induction cooktop with built-in extraction system, a freezer (with an ice maker included in the freezer), a refrigerator, a dishwasher, an oven, and a microwave. The laundry rooms will have a separate washing machine and dryer.



COMMON AREAS

FLOORING AND CLADDING

Common Areas:

Sierra Bone 90x90 rectified porcelain stoneware flooring on adhesive by CIFRE CERÁMICA or similar.

Walls and ceilings will be finished with RAL 9010 (pure white) acrylic-based plastic paint with a matte finish.

In hallways, stairwells in common areas, and amenities, according to the interior design incorporated into the Execution Project.

Development:

8x40x10 Lungo model cobblestone paving, stained luna series by Pavigesas or similar, laid in staggered rows. Aluminum or stainless steel borders.

Continuous porcelain stoneware flooring in the pools and surrounding areas.

Rosa Gress Pietro White Pavigesas slab paving or similar with 8x20x20 and 8x20x30 bevels, stained-color series, in two-piece strips of

Luna and Versailles or similar, with gray curbing of the same material in the parking areas.

Basement:

Garage, utility rooms, and garbage areas with continuous paving consisting of a concrete slab reinforced with HMF-20/P/F/12-12/IIa fibres, 10cm thick, using mechanical troweling with the addition of quartz sand, silica, and corundum.

Perimeter joints (with walls and pillars) will be constructed using 1 cm thick Styrofoam. Joints will also be formed using mechanical sawing for shrinkage, contraction, and pillar joints.

Acrylic paint will be applied to parking areas, tread, space numbers, signage, walls, etc., according to the construction project details.

The garage access and exit ramps will be covered with stamped concrete in a design of the T.M.'s choosing.

The floors of the storage rooms and utility rooms will be covered with non-slip SALONI-style SPECTRUM glazed stoneware or similar, measuring 31x31cm in gray.



Pavigesas

On paths, Lungo paving stones, 8x40x10, stained Luna series, with a Corten steel curb.

In parking lots, 8x20x20 and 8x20x30, stained Luna and Versailles series, with a gray curb of the same material.

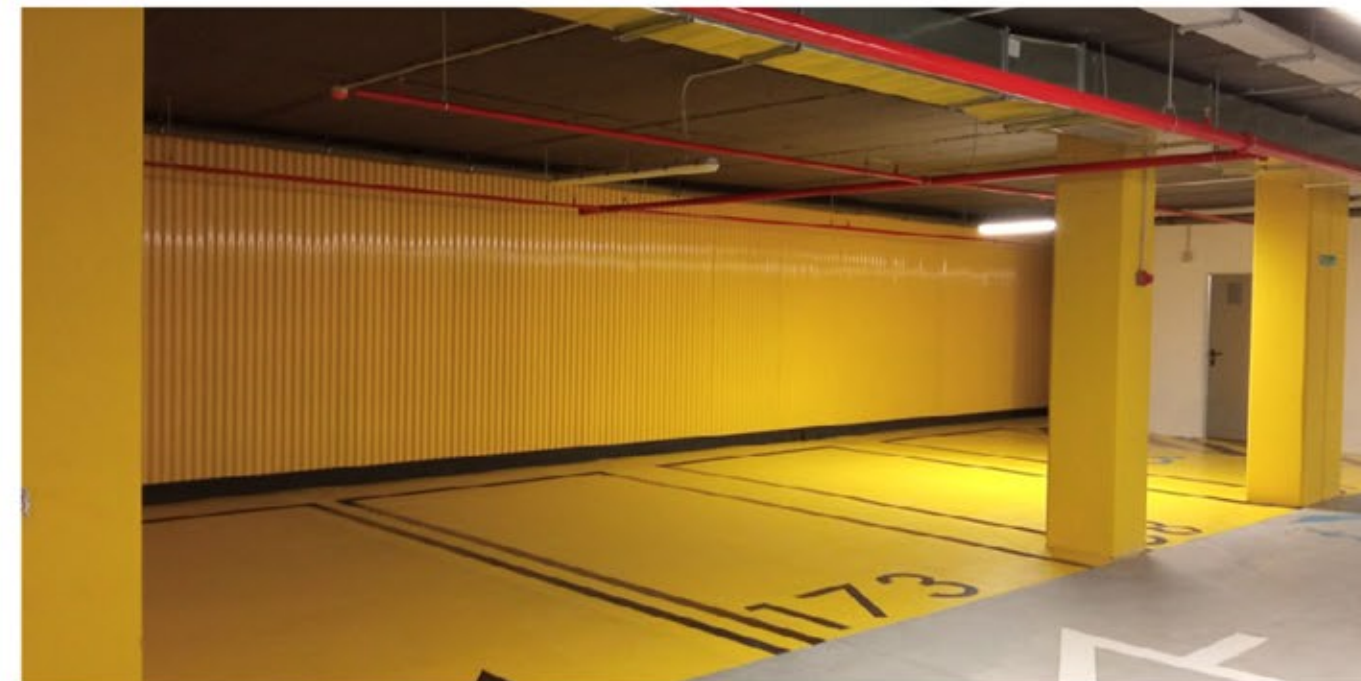
ROOF COVERINGS

In the basement, the walls and pillars will be painted with REVETON or similar single-component acrylic or chlorinated rubber corrosion-resistant paint, as designed in the construction project.

On the walls and ceilings of the storage rooms, distemper paint will be applied to the plaster and slabs, respectively.

In common areas on the ground floor, false ceilings similar to those in the apartment will be finished with matte acrylic-based plastic paint in RAL 9010 (pure white).

In the basement, the ceiling of the slab will be painted with matte acrylic-based plastic paint in black (RAL 9011). The installations will be painted in the same black color, except for the ducts and pipes of the fire protection system, which will be painted red.



URBANISATION

Public road fencing

Reinforced concrete wall with a lattice crown made of 75x40mm galvanized steel vertical studs on 6mm metal plates anchored to a support for stud welding, oxyron paint, or similar.

Fencing on the remainder of the plot

Rigid galvanized welded mesh with a 2.2mm diameter wire mesh, with longitudinal V-shaped folds for increased rigidity, on reinforced concrete blocks on the ground or similar, with hedge planting and drip irrigation.

Pool fencing

Glass or similar railing.

Private Garden Fencing

Rivisa's Green Fence consists of high-quality metal mesh covered with plants (*Hedera helix woerner*) on a biodegradable planter with fertile soil or similar.

Public road fencing with a reinforced concrete wall with a vertical lattice crown. Made of Corten-coated steel.



Retaining walls for private gardens with gabions.



Private garden fencing. Rivisa Green Fence



Ecological walls in front of the plot, facing the facility. Compacted and horizontally reinforced embankments with geogrids.



Paving

8x40x10 Lungo paving, stained Luna series, by Pavigesia or similar, laid in staggered rows, with Corten steel curbs on pedestrian paths.

Continuous porcelain stoneware paving in the pools and surrounding areas. Rosa Gress Pietro White or similar.

Surface parking. The traffic area is paved with 12x18/12x12/12x9 Guadalquivir multi-format original series paving, gray by Pavigesia or similar. Parking spaces are paved with 22x5.5x08 Versailles stained series paving or similar for the plaza, and tiles for the lines by Pavigesia or similar.

Landscaping

In sloping areas, reforestation using native seedlings that require little water, with drip irrigation.

In community gardens, serogarding using aromatic plants, shrubs, and native trees, with drip irrigation. The lawn area is limited to the pool lounge area.

In private gardens, perimeter hedges and natural grass.



URBANISATION

Communal Pool

Communal pool made of Munich-style shotcrete with an overflow channel and compensation tank, illuminated and treated with salt electrolysis. Ornamental access staircase. Interior cladding with 32x32cm Blanco Niebla (White Fog) mosaic tiles by Hisbalit or similar. Perimeter flooring is class 3 slate, rectangular in size 48x98x1cm, anti-slip. Rosagres, Pietro White, or similar.

Private pools (extras at an additional cost)

Gunitite concrete pool with skimmers, lit with salt water electrolysis treatment. Interior cladding with 32x32 cm Blanco Niebla (White Fog) mosaic tiles by Hisbalit or similar. Perimeter flooring with class 3 slate, rectangular 48x98x1 cm, anti-slip. Rosagres, Pietro White, or similar, salt water chlorination, and lighting.

Communal Pool
Infinity pool with overflow channel, illuminated.



Private pool
Pool with skimmers, illuminated.



Equipment

- Precast concrete benches: Benito Urban, Volga, or similar
- Waste bins: Benito Urban, Kube, or similar
- Bike racks: Benito Urban, Universal, or similar



Lighting

- LED technology throughout the B. Lux development or similar.
- In pedestrian areas, Frame M beacons or similar.
- In entrances to doorways, Kanpazar 150A luminaires or similar.
- In outdoor parking areas, Zenete 300-1 streetlights or similar.



OPTIONS & EXTRAS

Optional (no additional cost)

- Interior interior doors and closet doors (choose from two options).
- Interior floor finish (choose from two options).

Extras (additional cost)

- Electric vehicle charging installation in the basement. According to ITC 52. Viaris Orbis charging solution or similar.
- Gas fireplace.
- Heated towel racks.
- Smart toilet type ViClean by Villeroy & Boch or similar.
- Wine cellar in the kitchen.
- Appliance upgrade package.
- Interior closet lighting and customization.
- Private pool in the solarium of the Penthouse 3D or Penthouse 3D+ apartments, 2D apartments on the ground floor and 2D with solarium.
- Barbecue in the solarium.
- Motorized bioclimatic pergola in the solarium (where the design allows).





The furniture shown illustrates a possible distribution and is not included in the property purchase. The information herein is orientative and generic in character and may be subject to change.

