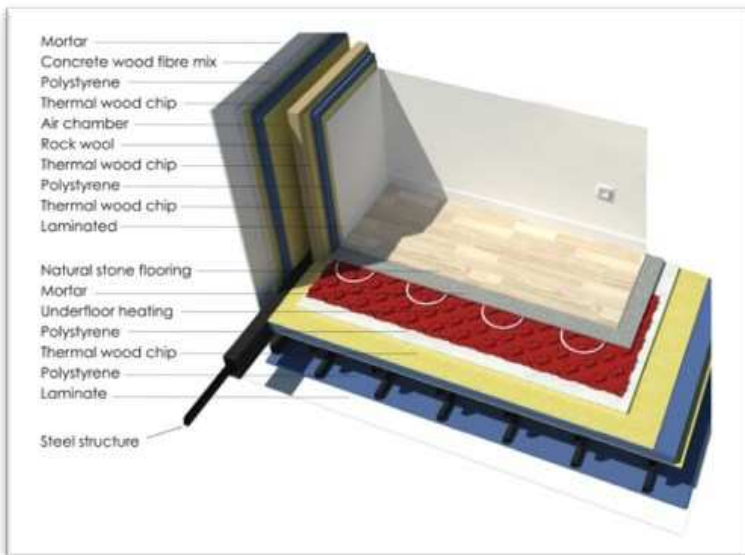


QUALITY SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

- The type of foundation will be determined according to the geotechnical test.
- The slabs will be reticular. The structure as well as the materials that make it up, will be controlled and executed according to the regulations (CTE and EHE).



FACADE

- For the design of the façade, two materials have been conjugated to represent the intrinsic horizontality of the project. On one hand the waterproof white mortar projected with white stony paint finish which is the main finishing of the building, and on the other the ceramic tile in parts of the facade that enhances the aesthetics of the building volume.
- The enclosure is made by 1/2 ft of ceramic brick walls outside with cement render inside, 6 cm air chamber, rock wool acoustic insulation, and 7 cm double hollow brick walls inside with projected plastering for optimal thermal protection.
- Particular attention will be paid to the elimination of thermal bridges with the structure.
- Ceilings of blind terraces will consist of 1 foot of plastered brick with water-repellent mortar on both sides and painted in white. On top of it, white limestone cladding 3 cm thick, with drip formation on both sides.
- In the holes of the windows we will place fountains of white limestone of 3 cm of thickness embedded 5 cm laterally, with formation of drip, the seals will be sealed. Also, the jambs will be waterproofed.



ROOFS AND TERRACES

- Insulation and waterproofing of terraces ensured through inverted roof system, comprising the following layers; vapor barrier, mortar slope, welded asphalt foil, mortar protection, double sheet of expanded polystyrene insulation, geo-textile overlay and layer of busted marble on transitable terraces and gravel on non-walkable terraces. Rooflight over the first-floor landing to provide access to the roof for maintenance of the air conditioning units.



PROTECTIONS

- In staircases, the guardrails shall be of laminated safety glass 6+6. With the stainless-steel profile.
- The protection glass in the terrace shelves will be glass 8 + 8 anchored by means of metal profile and sealed elastic seal to receive the glass .



INTERIOR ELEMENTS

- Internal partitions executed with a hollow brick wall of 9 cm of separation between different rooms of the house and partition of double hollow brick of 7 cm in the execution of built-in wardrobes.
- The skirts of installations and overlays of pillars shall be covered with a single hollow brick wall of 5 cm and a wall of 3 respectively.



INTERIOR CARPENTRY

- The entrance door to the house is armoured, pivoting central axis, with concealed hinges and security lock in three points of anchorage. It will be lacquered in wood imitation. It will have a handle in stainless steel that runs vertically across the blade.
- The interior doors will be coated in white lacquer and will feature a minimalist design, complete with at least three concealed hinges that have anti-impact rubber gaskets. These doors will run from floor to ceiling, and will also include a marginally closed feature with hidden hinges. Handles, rosette and condoms, will be made of matt stainless steel. The cabinets will be of sliding doors with finishes in smooth white lacquer, like the rest of the interior carpentry of the house, completely finished inside, covered with agglomerated board, shelves, trunks, drawers and hanging bars, all in wood of 19 mm. Equipped with LEDs with automatic sensors in the opening of the doors with delayed closing of drawers.



EXTERIOR CARPENTRY

- The exterior carpentry is made of natural anodised aluminium with Thermal break, to improve thermal insulation as well as energy efficiency, thermal transmittance $U = 3.2 \text{ W / m}^2\text{K}$ and air permeability class 3.
www.cortizo.com
- They will have double glazing with dehydrated indoor air chamber thus reducing the exchange of heat-cold energy, ensuring good interior comfort, energy efficiency and improved insulation.
- The glasses will be 6 + 6/10/6, with a solar factor of 0.65 and thermal transmission of glass of $3.1 \text{ W / m}^2\text{K}$.



FLOOR TILES

- The floor of the house will be of cream marble of large format 90 x 90 cm, brand PORCELANOSA, KERABEN, APARICI or similar, to choose, with skirting board of the same material of 9 cm in height.
- The bathrooms and kitchen will be porcelain stoneware or cream marble 120 x 40 cm, brand PORCELANOSA, KERABEN, APARICI or similar, to choose.
- Anti-impact sheet will be placed on the whole floor of the house whenever separating two floors of living use.
- In terraces, large size 90 x 90 cm busted marble, branded similar, to be chosen with a degree of class 3 slippiness is chosen.
- The interior garage floor will be of coloured polished concrete with space for two parking spaces.

CHIC CREMA

UPTOWN WHITE

UPTOWN GREY

GRES PORCELANICO ALICA

FALSE CEILINGS

- False ceilings will be made with smooth plaster plates, suspended from metal profiles at different heights, in all rooms, to facilitate the passage of the installations as well as lighting elements, decoration, and increase the acoustic insulation of the house.
- In the case of humid areas, they will be made with waterproofed laminated gypsum plaster-board and will have recordable areas with hidden profile operated by opening spring for registration and maintenance of the machinery.
- False ceiling with pinhole of perimetral led light with changes of colour.

WALLS

- The hall, living room, hallway and bedroom walls are finished in clear light-coloured plastic paint, pre-trimmed and plastered with masks.
- Bathrooms will be tiled with large-format porcelain stoneware or cream marble, brand PORCELANOSA, KERABEN, APARICI or similar, to choose.
- The kitchen, between the lower and upper cabinet fronts, will be finished in the same material as the countertop.
- In the basement walls will be plastered with mortar prior to painting with plastic paint on the walls.



KITCHEN

- The silestone or granite or similar, countertop, in colour that contrasts with the furniture and with a built-in steel sink. This counter will rise perpendicular to cover the space between the tall furniture and the low furniture.
- The kitchen will be fitted with energy efficient appliances, such as SIEMENS or other similar brands with an A+ energy rating. The induction ceramic hob will include an integrated extraction system. In addition, an electric oven, microwave, dishwasher and separate freezer and refrigerator units will be included, All electrical appliances will be panelable.
- Low-flow single-lever faucet with current design with 5 l / min aerator reducing water consumption.



GRIFFIN AND SANITATION FACILITIES

- The bathrooms will be equipped with sanitary appliances of current design, in vitrified porcelain and white, with suspended double discharge toilets, large showerheads type HANSGROHE or similar to choose.
- In the case of the main bath, the shower will have a rain shower in the roof.
- All HANSGROHE brand fittings or similar, of the highest quality single-lever type with hydro mixers. Chrome finish and all with aerators that reduce water consumption. In showers or bathtubs, the faucets will be thermostatic HANSGROHE brand or similar.
- New Japanese toilet with Tankless system. Without cistern it is replaced by an interior tank that permits saving water. It incorporates contactless technology for opening/closing the lid and seat and automatic flushing without the need to touch.
- Shower trays will have bulkheads on stainless aluminium profiles. The materials of screens will be with anti-stain treatment of drops of water.



AIR CONDITION, RADIANT FLOOR AND HOT WATER

- General installation of solar energy collection for the production of sanitary hot water and to promote the energy saving that is made by solar thermal panels and as a complement to the installation of ACS by means of electric heating. Underfloor heating will be throughout all the property and rooms with exception of the garage.
- This installation of solar panels will be used to produce the hot water of the radiant floor of the whole house, including the basement in those areas where it is considered appropriate.
- The DAIKIN air conditioning system or a similar hot air cooling system has been chosen, which is distributed through supply and return grilles with an INVERTER system that reduces energy consumption. This system is individually controllable from each room and can also be controlled via a mobile app.



ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation of the house is carried out in compliance with the Low Voltage Electrotechnical Regulation, with a high degree of electrification.
- All rooms, including kitchens, have fiber internet and TV connections, except bathrooms.
- The video intercom system is available in colour on the ground floor and on the first floor of the house to open the pedestrian access door. This system has facial recognition and the opening is managed via a mobile app.
- The general protection boxes of the house have automatic reset in the differential independent of the circuit of the refrigerator, for operation in cases of prolonged absence of power supply caused by power outage.
- The telecommunication installation will be carried out in accordance with the new Common Telecommunications Infrastructure Regulation. Integrated services digital network (pipeline) for possible cable TV installation.
- The electric mechanisms will be of the model LS 990 of JUNG white colour or NIESSEN model SKY, or similar.



PLUMBING AND SANITATION

- Cold and hot water plumbing installations are solved with reticulated polyethylene ducts, according to current regulations. Keys of general cutting of the house, as well as in kitchens, bathrooms and toilet. This material is resistant to all types of corrosion, does not produce calcareous residues on its walls, does not modify the properties of water and has a low coefficient of conductivity, which reduces its caloric losses.
- In order to avoid leaks, bad smells or noises, the wastewater disposal is carried out with an integral double layer PVC system and sound insulated downpipes.
- Outside water in the house, both entrance area from the street as outside pool area. Recirculating water pump for instant hot water. Recirculates water through the plumbing system pipes to have hot water at every tap in the

VENTILATION

- A mechanical system will be used, with integrated aerators.
- The humid cores will remove the air with the extractors placed on deck.



EQUIPMENT

- Smoke detectors in the basement, kitchen and first floor.
- Gas or electric fireplace.
- Alarm and security cameras in the perimeter of the house.
- Washing equipment of the brand SIEMENS, BOSCH or similar in low consumption 7 litres and all with energy rating A+ in the basement laundry.



hansgrohe SONOS SIEMENS



INTELLIGENT HOME

SONOS SOUND SYSTEM

The Sonos system allows you to create a network of wireless speakers that can be controlled from an app on a smartphone, tablet or computer. Each Sonos speaker connects to the villa's Wi-Fi network and can be placed anywhere there is a power outlet.

There are two separate audio zones in the villa, with one Sonos speaker for each zone. One speaker on the terrace and one in the living room.

They can be controlled independently via the Sonos app. The app allows you to adjust the volume, change the track, pause or play the music and select the audio source.

In short, the Sonos system makes it possible to create a network of wireless speakers in the villa, which can be controlled independently via an app, allowing music to be played in different areas of the villa at the same ti-

SMART HOME

Each villa will be equipped with an iPad that will serve as a control tool for several functions of the house.

Firstly, the aerothermal system, which will allow control of both the air conditioning and underfloor heating, offering greater comfort and energy efficiency. With this functionality, residents will be able to regulate the temperature of the house from anywhere and at any time.

Secondly, the lighting system, which will make it possible to control the lighting in different parts of the house independently. This functionality will be particularly useful for creating personalised atmospheres and for saving energy by switching off lights in unoccupied areas.

Finally, the iPad will be able to be linked to the home's intercom, allowing residents to receive visitors and manage access from anywhere in the house. This feature will provide greater security and peace of mind for residents.

VOICE ASSISTANT

The built-in voice assistant allows you to control various functions in your home easily and conveniently. By simply saying "Hello, Villa", you can activate the assistant and give it voice commands to adjust lighting, climate control, opening and closing curtains, and other smart devices.

In addition, the assistant can also control the music on your SONOS system, allowing you to change songs, adjust the volume and control playback without lifting a finger. Whether you're in the living room, the kitchen or your bedroom, the voice assistant makes it easy to operate all the functions of your luxury villa.

And best of all, you can do it without having to reach for a remote control or get up from your seat. Make your home a more comfortable and efficient space with the voice assistant in your luxury villa.



EXTERNAL SPACES

- Plot bordering with blind walls and diaphanous elements to be designed by the designer, with illumination both in pedestrian access and garage parking, with a low energy LED technology lamp, with luminous efficiency of more than 55 lumens / watt.
- Both pedestrian access to the house and ramp access of vehicles will be executed with printed concrete.
- Garden areas with irrigation system by spraying and planting 6 or 8 trees with drip irrigation system.
- LED outdoor lighting, with signage beacons in gardening, diffusers embedded in enclosures of plot and exterior walls.
- Automatic access door in grey anthracite aluminium for vehicle access to plot and automatic sectional door with interior switch panel for garage access in basement.

POOL

- Swimming pool with purification system by skimmers, of salt water that avoids the excessive use of chlorine, with very low maintenance.
- RGB LED illumination with colour variability and low consumption.
- Outdoor shower with hot/cold water control on side of the pool.





Your luxury contemporary villa.

*Todas las imagenes incluidas son orientativas sin valor constratual. *All the images included are indicative without constratual value.