

## Featured specifications

- \_ Basement (concrete finish).
- \_ Three-piece balcony door 5'60 m.
- \_ Built-in Masonry wall in entrance & Lounge (According to the project).
- \_ Same porcelain flooring indoor-outdoor. Non-slip outdoor flooring.
- \_ Ducted air conditioning.
- \_ Hot water Aerothermal Heat Pump system.
- \_ Electric underfloor heating in bathrooms.
- \_ Toilet with built-in cistern and cushioned hinge seat.
- \_ Built-in shower mixer.
- \_ Wall-mounted basin mixer tap and countertop basin in every bathroom.
- \_ Paneled kitchen and built-in appliances:
- \_ Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- \_ Top in Silestone, porcelanic or similar.
- \_ Lighting package with led technology.
- \_ Standard home automation pack.
- \_ Electric shutters in bedrooms.
- \_ Lanscaped pack.
- \_ Parking space in the plot.
- \_ Pre-installation for electric vehicle charging point.

## Technical specifications

### FOUNDATIONS & STRUCTURE

- Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

### FAÇADE AND ENCLOSURES

- Combination of dry masonry finishes and one-coat mortar.
- Ceramic brick walls, with air chamber and EPS insulation.
- Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

### ROOFING

- Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness. All are walkable.

### CEILING

- False ceiling of suspended laminated plasterboard in bathrooms and hallways. Water-repellent plate in wet areas. Mortising in living room-kitchen and in the master suite.

### OUTDOOR FLOORING

- First-class porcelain stoneware, non-slip and anti-freeze, placed with water-repellent adhesive. Combination of artificial grass area.

### INDOOR FLOORING

- First-class porcelain stoneware, laid with water-repellent adhesive.

### PAINTWORK

- Plastic paint with a smooth finish and white colour on walls and ceiling.

### CLADDING IN BATHROOMS

- First-class porcelain stoneware, laid with water-repellent adhesive. (According to the project).

### OUTDOOR CLADDING

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Electric shutters integrated into the joinery in sleeping areas.
- Pre-installation of electric roller-blinds.

## GLAZING

- Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- Fixed glass in showers.

## INTERIOR JOINERY

- Kitchen:
  - \_Furnished with large capacity high and low cabinets finished in melanin, doors with wood tones.
  - \_Top in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
  - \_Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- Built-in wardrobe in bedroom; lined interior with drawers. (According to project plan).
- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door in armoured wood with security lock. Two-colour finish; white inside.

## LIGHTING

- Interior:
  - \_Functional light: applied LED technology, white controls throughout the house and plugs according to regulations.
  - \_Ambient light in masonry wall

- Exterior: LED strip embedded in the ceiling of the porch on the ground floor. In addition, wall lights and beacons placed according to the project plan.

## TOILETS AND TAPS

- Toilet with built-in cistern and cushioned hinge seat.
- Built-in shower mixer, consisting of a hand shower and a shower head.

## HEATING AND AIR CONDITIONING

- Ducted air conditioning with direct expansion heat pump.
- Electric underfloor heating in bathrooms.
- Installation of air renewal and extraction.
- Pre-installation for electric towel racks in bathrooms.

## DOMESTIC HOT WATER

- High energy efficiency aerothalic heat pump system with accumulation for the production of domestic hot water.

## PLUMBING AND DRAINAGE

- Plastic pipes resistant to extreme water temperatures.
- Installation of PVC drainage in soundproof drains and downspouts.
- General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- Outdoor water connections on the ground floor.

## ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television, radio and telephone sockets in living room-kitchen and bedrooms.
- Pre-installation of cable television.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.

## OUTDOORS

- Gardening package.
- Parking space

## BASEMENT

- Basement finished in concrete.
- Skylight.
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.