

## BUILDING SPECIFICATIONS

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### FOUNDATIONS

Direct foundations comprised of isolated reinforced concrete footings and concrete foundation slab in accordance with the Geotechnical Study.

Monitored execution by an independent organism – Technical Control Office.

### STRUCTURE

Concrete structure comprised of pillars, waffle and unidirectional slabs, solid slab in stairs.

Monitored execution by an independent organism – Technical Control Office.

### SOLARIUM ROOFTOP

Reversed flat accesible roof in the solarium areas with heat insulation and waterproofing. Finish in first-class quality ceramic stonewares.

### FACADE

The façade consists of double core wall – 7 cm thick double hollow ceramic brick indoor, heat insulation of 6 cm thick polyurethane foam in between and 11 cm thick triple hollow ceramic brick outside.

The exterior covering of the façade consists of a monolayer of white waterproof mortar and ceramic applied.

### PARTITIONS

Housing inside walls will be constructed with 7cm thick double hollow brick prepared for the reception of plaster or first quality ceramic tiling.

### INTERIOR COATING

Wet areas: mixed finishing with first quality ceramic tiling walls and plastic plaster paint.

Other areas: smooth finish plastic plaster paint

Housing floors: first quality porcelanic stoneware, non-slip stoneware in exterior areas.

False ceiling: continuous plaster ceiling movable for air conditioning system access.

### INTERIOR CARPENTRY

Reinforced security entrance door to the property with security lock.

Plain interior doors painted in white fittings and premium cranks.

Built-in wardrobes with lacquered doors, shelves, drawer and hanging rail.

### EXTERIOR CARPENTRY AND GLAZING

PVC carpentry with thermal break system

Motorized pvc blinds in living room and bedrooms with the same carpentry finishing.

Double glazing with a 6/14/6mm thick air chamber.

### PLUMBING AND SANITATION

Interior installation with plastic piping using approved materials.

Housing ventilation through mechanic extraction.

Water intake in solarium and garden.

### ELECTRICITY AND TELECOMMUNICATIONS

Elevated grade electric system protected against overloads and short-circuits. Internal fittings use high quality components.

TV sockets in the living room, bedrooms and solarium.

TV aerial, digital TV. Intercom.

Optical fiber installation for all the housing units.

## **ALARM SYSTEM INSTALLATION**

Alarm system installation comprised of two sensors with camera and a magneto with Securitas Direct

## **AIR CONDITIONING SYSTEM AND HOT WATER**

Heating water through is produced by an aerothermal system, with a hot water accumulator, with occasional electrical resistance support.

Complete installation of air conditioning (hot and cold)

## **KITCHEN**

First quality kitchen furniture with optional integrated white goods, steel sink with high-end tap and extractor hood. Silestone compact quartz countertop or similar.

## **BATHROOM**

Glazed porcelain sanitary appliances, recessed flush toilets and first quality taps with sparing flow system.

Sink with countertop with mirror with lighting and shower screens.

## **PRIVATE GARDENS**

Combination of pavement floor with topsoil and gravel.

## **PRIVATE SWIMMING POOL**

Private pool with filtration equipment, programmer, underwater light and shower.

## **PRIVATE SOLARIUM**

Private solarium in the rooftop with direct access from the house. Solarium is equipped with water tap, drain, electricity and TV.

## **PARKING**

Every house has a parking space inside their own plot or in the complex.

## **ECO CONCEPT**

Living rooms and bedrooms oriented to SE, S or E

The houses have been constructed under bioclimatic standards:

Volumetric study (towers)

Orientation (S, SE and E)

Solar protection through cantilever

Efficient air conditioning system (Aerothermal)

Heat and acoustic insulation in floors and walls, and double glazed PVC windows.