

# Quality specifications

## ATENAS I

### STRUCTURE AND FOUNDATION

Gravel and ballast foundation using reinforced concrete slab protected against dampness and humidity with PVC tarpaulin.

Perimeter walls of 30 cm made with reinforced concrete. The structure is designed with waffle slabs supported by reinforced concrete pillars.

### FAÇADES

The facades are composed of an exterior wall made of 1/2 brick thick perforated ceramic block, bonded with cement mortar, thermal insulation, and an interior lining of 9 cm brick/block.

Thermal insulation consists of an 8 cm rigid expanded polystyrene panel.

The exterior cladding is planned to combine natural stone and white monolayer coating, according to the project design and infographics.

### TERRACES AND ROOFS

TERRACES - Flat terraces and balconies with slopes. Waterproofing with LBM asphalt membrane. Non-slip porcelain flooring.

ROOF - Non-walkable flat roof with a gravel finish, waterproofing with LBM asphalt membrane, and thermal insulation with a rigid XPS polystyrene panel.

### FLOORING AND WALL CLADDING

High-quality, large-format, non-slip porcelain flooring for interiors, exteriors and walkable terraces. Interior staircase steps and skirting boards made of the same material.

Bathroom and toilet cladding: porcelain wall and floor tiles according to the project design and infographics.

### WALLS AND SUSPENDED CEILING

Interior walls will be finished with machine-applied plaster; in wet rooms, porcelain material will be used.

The ceilings will be made of plasterboard panels.

Vertical and horizontal surfaces will be finished with plaster or plasterboard panels and smooth, washable white paint.

### INTERIOR CARPENTRY

Armored front door with a European cylinder lock, anti-bumping, anti-drill and three anti-leverage points, along with security hinges. Interior swing-doors in white.

Sliding door in the ground floor bathroom.

### DRESSING ROOM AND WARDROBES

Walk-in wardrobe in the ground floor master bedroom with a hanging rail, self-closing drawers and shelves.

Fitted wardrobes with sliding doors, hanging rail, self-closing drawers and shelves.

### EXTERIOR CARPENTRY

Exterior carpentry consisting of doors and windows in textured aluminum RAL 7016 or similar, with thermal break.

Low-emissivity double glazing (4+4/14/4+4).

Motorized shutters in the living room and bedrooms.

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### BATHROOMS

White floor-standing toilets.

Bathroom furniture with integrated sink and high-quality single-lever tap. Mirror included.

Rectangular shower tray with shower screen.

Underfloor heating.

### TOILET

White floor-standing toilet.

Furniture with integrated sink and high-quality single-lever tap. Mirror included.

### KITCHEN EQUIPMENT

Fully furnished including island area with cabinetry and porcelain worktop. Stainless steel sink with high-quality single-lever tap.

White Goods: Ceiling extractor hood, induction hob, oven, microwave, integrated fridge and high-end dishwasher.

### DHW AND AIR CONDITIONING

Air conditioning by conducts on the ground and first floors, with return grilles in living areas.

Installation of a NOUS electric water heater or equivalent for domestic hot water (DHW).

### SOLAR PANELS

Installation of solar panels, including a 5 kW inverter designed for future system expansion, allowing the addition of extra panels.

### TELECOMMUNICATIONS AND ELECTRICITY

Tv sockets in the living-dining room and bedrooms.

RJ45 sockets in the living-dining room and bedrooms.

Recessed LED spotlights and downlights.

Video intercom system.

Provision for electric vehicle charging.

### SWIMMING POOL AND EXTERIOR AREAS

Private swimming pool and outdoor shower.

Network of purification ducts for pool water.

Installation of a complete water purification and filtration system.

Laying of artificial grass according project design and infographics.

Motorised driveway gate.