

QUALITY SPECIFICATIONS – MIRADOR VILLAS DEL MEDITERRÁNEO

1. Foundations and Structure

The structure of your new home is built with reinforced concrete pillars and beams, calculated according to current regulations and the Technical Building Code.

The foundation is made with thermally insulated and waterproofed concrete slab, designed based on the conclusions of the Geotechnical Study, complying with all safety and stability measures.

2. Façade

External walls offer maximum thermal and acoustic efficiency, composed of an 11 cm outer ceramic brick layer, air chamber with 10 cm of high-density mineral wool insulation, and a 9 cm inner ceramic brick layer.

The finish will be a combination of ceramic cladding and single-coat mortar, depending on the design.

3. Exterior Carpentry

Sliding or tilt-and-turn windows (PVC or aluminum) with inward opening, QUALICOAT certified.

Includes thermal break according to UNE-EN 14351-1; thermal transmittance of the frame $U_{h,m} = 2.4 \text{ W/(m}^2\text{K)}$; air permeability classification: Class 4 (UNE-EN 12207); water tightness: Class E2100 (UNE-EN 12208); wind resistance: Class C5 (UNE-EN 12210).

4. Roof

Inverted flat roof with outdoor non-slip ceramic tiles or gravel, over 80 mm extruded polystyrene insulation.

Waterproofing made with SBS elastomer-modified bitumen sheet, fully torch-applied, with protective layer, leveling, and slope formation.

5. Glazing

Double glazing with low-emissivity and laminated safety glass, configuration 6/16/4 mm: 6 mm outer glass, dehydrated air chamber with aluminum spacer and double perimeter seal (16 mm), and 4 mm laminated inner glass. Total thickness: 30 mm.

Installed with perimeter and side shims, sealed with clear synthetic silicone.

6. Partition Walls and Dividers

Interior partitions made of ceramic brick or double-sided plasterboard on a 76 mm metal frame with acoustic insulation.

Inter-house walls: 11 cm ceramic brick + 8 cm high-performance acoustic insulation + 11 cm ceramic brick. Total thickness: 30 cm.

Acoustic insulation rating: 52 dB.

7. Interior Carpentry

Swing doors: one-leaf MDF board, pre-lacquered in white with 70x10 mm MDF trim on both sides.

Sliding doors: same finish, designed for metal frame systems.

Fitted wardrobes with white lacquered doors matching the interior doors.

8. Flooring

High-quality ceramic flooring by PORCELANOSA, SALONI or similar throughout the home.

White skirting boards in PVC or MDF matching the interior carpentry.

9. Kitchens

Designer kitchen with upper and lower cabinets in laminated white matte lacquer-effect finish.

"Silestone"-type worktop with integrated sink.

Included appliances: induction hob, extractor hood, oven, and microwave.

10. Bathrooms

Walls finished with high-quality ceramic tiles from PORCELANOSA, SALONI or similar.

11. Sanitary Ware and Taps

Bathrooms equipped with sanitary ware and taps by ROCA or equivalent.

- Compact toilets with soft-close lid and dual flush system.
- Wall-mounted vanity with single-basin sink and mixer tap.
- Extra-flat large-format shower tray with thermostatic faucet.
- All bathrooms include LED lighting and a mirror.

12. Air Conditioning and Hot Water (ACS)

Heating and cooling via high-efficiency heat pump system, supplying warm air in winter and cool air in summer.

Domestic hot water (DHW) generated by AEROTHERMAL system for year-round supply.

13. Electricity and Telecommunications

Recessed electrical installation in compliance with Low Voltage Electrotechnical Regulation, with branded distribution board and capacity for 9.2 kW.

White switches and outlets by Niessen or similar.

TV outlets in all bedrooms, living room, and kitchen.

Video intercom with call forwarding to mobile.

14. Ventilation

The home will include a ventilation system to ensure optimal indoor air quality, complying with the Technical Building Code.

System by SIBER or equivalent.

15. Swimming Pool (not included)

Gunit concrete pool, properly waterproofed and finished with high-quality ceramic tiles.

Two areas: shallow relaxation area and deeper swimming zone.

Salt electrolysis water treatment system.

Solarium and outdoor shower area with non-slip tropical wood-effect ceramic paving.

Underwater LED lighting.

16. Customization Options

Selection of interior and exterior finishes available within construction deadlines, including:

- Motorized electric shutters
- Home automation package
- Infinity pool upgrade
- Pre-installation for electric vehicle charger
- Shower screens
- And more...

