

**RESIDENCIAL ROSA MORADA**  
12 VILLAS WITH PRIVATE POOL  
**SANTIAGO DE LA RIBERA**  
**QUALITY LIST**

**STRUCTURE, ENCLOSURES AND FAÇADE**

- Main façade with high-performance thermal and acoustic insulation, finished with single-coat mortar and porcelain stoneware tiling.
- Outdoor flooring in non-slip porcelain.
- Indoor porcelain stoneware flooring, as per developer's sample.

**FLOOR AND WALL FINISHES**

- Bathroom wall tiling in porcelain stoneware, to be chosen from developer's samples.
- Indoor stairs finished in porcelain stoneware.
- Smooth-textured plastic paint in matte white finish.

**INTERIOR/EXTERIOR CARPENTRY AND GLAZING**

- Security entrance door with metal frame, steel sheet, opening limiter, and safety lock, white lacquered interior and black PVC exterior.
- Individual intercom system.
- Exterior carpentry in PVC with sliding leaves and double-glazed Climalit-type or similar air chamber glass.
- Interior partition walls made of laminated plasterboard on self-supporting structure with thermal and acoustic insulation for optimal comfort and soundproofing.
- Aluminum shutters with polyurethane foam injection, compact system, and motorized operation with push-button control.
- Interior doors in white lacquered MDF.
- Chrome door hardware and handles.
- Built-in wardrobes, white lacquered, lined inside with drawers, shelf, and hanging rail, matching the interior doors.
- Furnished kitchen with appliances (fridge, induction hob, oven and microwave in column, extractor hood, and integrated dishwasher). Porcelain countertop and backsplash.

**PLUMBING AND SANITARY INSTALLATIONS**

- White Roca Gap Square or similar sanitary ware.
- Hot water installation in accordance with Technical Building Code (CTE).
- Chrome single-lever taps and rain effect shower columns.
- Bathroom cabinets with mirror and lighting.
- Custom porcelain shower tray with installed screens.

**ELECTRICAL INSTALLATION**

- Electrical installation for high electrification level up to 9.2 kW.
- White electrical fittings by Schneider or similar.
- LED lighting in indoor and outdoor areas (except decorative lights).
- Removable false ceiling in bathrooms housing A/C pre-installation.
- Individual TV antenna.
- TDT/FM, satellite, and telephone/data outlets in living room-kitchen, bedrooms, and garden. Wall reinforcement in living room and bedrooms for TV mounting.
- Telecommunications infrastructure with access to cable, satellite, and terrestrial services.
- Fiber optic installation.
- Pre-installation for electric vehicle charging.

**AIR CONDITIONING**

- Pre-installation for ducted hot and cold air conditioning, with zoning system provision (Airzone or similar).
- Air renewal system as per Technical Building Code (CTE).

**INTERIOR URBANIZATION**

- Tiled swimming pool and garden shower.
- Water connection in the garden and on rooftop solarium.

**SOLARIUM (For houses that include it)**

- Walkable solarium roof with insulation for installation placement.
- Summer kitchen with sink and pre-installation for washing machine and mini-fridge.
  - The seller reserves the right to make any modifications officially required or necessary due to technical, legal, or commercial reasons.
  - This document is not contractual.