

## **QUALITY SPECIFICATIONS**

### **FOUNDATIONS AND STRUCTURE**

Foundation by means of isolated or continuous reinforced concrete footing. Perimetral reinforced concrete of reinforced concrete, with sanitary chamber. Reinforced concrete structure, in accordance with current regulations. Quality control by an approved Technical Control Body.

### **ROOF**

Non-trafficable flat roofs with thermally insulated roofing, waterproofing and gravel finish.

The walkable flat roofs of the work are made with slope formation, thermal-acoustic insulation, waterproofing and finished in stoneware floor, suitable for outdoor use.

### **FACADE**

The façade is made of a double brick wall, separated by an air chamber with thermal-acoustic insulation 6 cm thick, in accordance with current regulations on energy saving.

The exterior face with a single layer of scratched brickwork.

### **CLADDING**

Interior walls with projected plaster on walls and ceilings with smooth plastic paint finish.

smooth plastic paint. Bathrooms, kitchens will have a removable false ceiling of plaster or similar.

Terraces finished with top quality stoneware tiles, suitable for outdoor use.

Interior flooring throughout the house with top quality rectified porcelain stoneware,

Complete tiling of bathrooms with top quality stoneware.

Exterior staircase leading to the solarium, with national granite.

### **EXTERIOR CARPENTRY AND GLAZING**

Top quality ALUMINIUM exterior carpentry. Finished in dark grey colour with double glazing. Aluminium blinds finished in dark grey.

Security access door to the property.

### **INTERIOR CARPENTRY**

Plain MDF interior doors lacquered in matt white.

Built-in wardrobe fronts in MDF with matt white lacquered sliding doors, storage space, bar and luggage rack. Interior lining of wardrobe.

### **ELECTRICITY**

The property has a high grade electrical installation of 9.2 Kw.

Interior installation with top brand mechanisms, TV sockets in living room, telephone sockets in living room and master bedroom.

Audio intercom installation in the exterior gate.

### **PLUMBING AND DRAINAGE**

Installation with thermo-plastic piping made of approved material, hanging from the ceiling and PVC drainage.

Bathrooms with:

Resin shower trays, extra-flat.

Top quality sanitary ware, with ROCA type toilets; Meridian s/d compact or similar.

similar. Compact unit with washbasin, tap and integrated mirror.

### **EXTERIOR LOCKS**

Metal gate at the entrance to the plot and vehicle access door.

Fence on dividing wall between plots.

Glass fencing on walls bordering public road.

### **KITCHEN**

Fitted with worktop, matt finish, sink on worktop with stainless steel sink and draining board in stainless steel with kitchen tap and extractor hood. They will also be equipped with the following electrical appliances...: Vitroceramic hob, oven.

Worktop made of "Silestone" type artificial stone or similar, white colour.

## **LAUNDRY AREA**

The house will have an area dedicated to laundry where the heat pump will be placed to heat the water.

## **AIR CONDITIONING**

Pre-installation of air conditioning (hot-cold) throughout the house by means of ducts.

## **TELECOMMUNICATIONS**

Installation of digital TV receiving antenna, installation of fibre optic network.

## **GARDEN AND PARKING**

The properties have a tiled terrace on the ground floor. Pedestrian and vehicle entrance made of printed concrete.

## **POOL**

The properties have a rectangular swimming pool of 6.00m x 2.00m, approx. with steps. entrance steps. It includes a light inside the pool and an outdoor shower.

\* This building specifications have no contractual value and may be modified due to technical, constructive or commercial requirements.

technical, constructive or commercial requirements, in which case the materials will be replaced by others of a similar or similar

will be replaced by others of similar or superior quality.