

# Quality Specifications

## FOUNDATION AND STRUCTURE

Reinforced concrete structural floor.

Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

Ground floor separated from the ground (when possible)

## ROOF AND TERRACES

Inverted flat roof with non slippery floor tiles, when practicable and gravel when not.

Insulation and waterproofing according to the regulations.

Glass balustrade, with hidden aluminum profile.

## EXTERIOR WALLS

Brick cavity Wall with partly insulated cavity with extruded polystyrene.

Exterior Wall rendering with cement mortar and finishes according to design.

The pillars will be covered to break the thermal bridge.

## PARTITIONS

Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

## EXTERIOR CARPENTRY

Thermal break Aluminum profiles by Cortizo or similar, high quality security laminated glass CLIMALIT 3+3/10/6.

Includes thermal glass and main sliding doors with invisible track.

## PLOT ENCLOSURE

Street front-1m high wall+ mesh

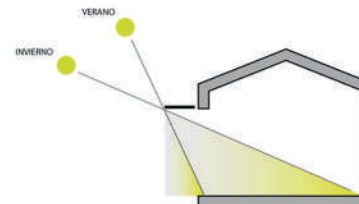
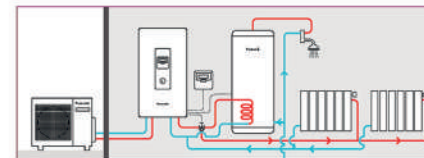
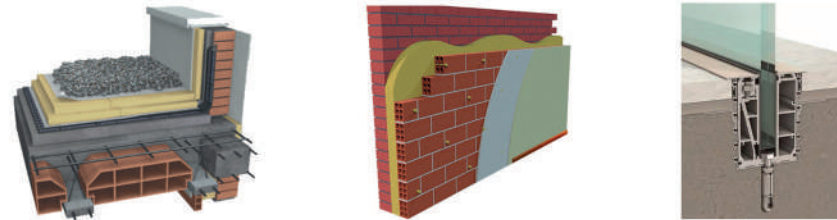
Division between plots: Stone finished retaining Wall and metallic mesh

## ECO-DESIGN

- Aerothermal system for air conditioning/heating and hot water.
- Double insulation to keep the temperature of the house.
- Sun passive protection; we protect our windows with roofs or pergolas to take the sun light in winter and protect from it in summer.

## AIR CONDITIONING/HEATING

- Daikin Air zone
- Electric underfloor heating in bathrooms.



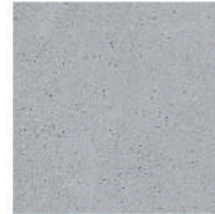
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## FLOORS

Interior floors: Porcelain tile imitating cement finish. Minimum size 60x60cm

Exterior floors: Porcelain tile imitating cement with antislip finish. Minimum size 60x60cm

Exterior finish (Sunbathing deck by the pool and jacuzzi area on the roof top) made by composite Wood.



## SKIRTING

White matte silestone, flash with the wall.

## BATHROOM AND KITCHEN WALLS

Ceramic tile imitating White marble and cement finish.

## ACCESS DOOR

Armoured pivot entrance door with Iroko wood finished.

## INTERNAL DOORS

Standard height white lacquered internal doors, with hidden hinges.

## WARDROBE

Closets and walk-in closets following detailed design.

Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.

Walk in closets: Without doors, finished in Wood laminate.

## SWITCHES AND SOCKETS

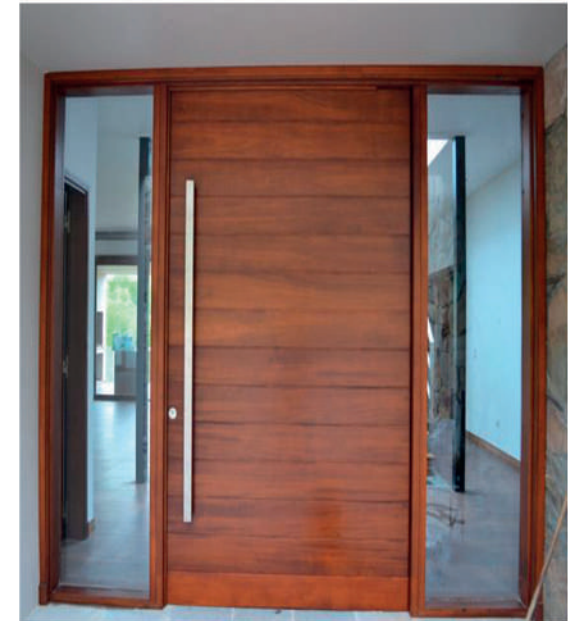
Niessen Zenit-white.

## LIGHTING

Downlight LED on ceilings, in bathrooms, kitchens and corridors.

Recessed ceiling with indirect LED lighting in Living room.

Exterior lighting.





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## SWIMMING POOL

Infinity swimming pool, finished in white mosaic.  
LED lighting.  
Swimming pool maintenance equipment.  
Exterior shower.

## KITCHEN

Low and high units lacquered with fingerpull.  
Silestone worktop and splashback finished with ceramic looking like marble.  
Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridgefreezer.

## ELECTRICAL APPLIANCES

Oven Siemens HB22AR521E\*  
Microwave Siemens HF15G561\*  
Vitroceramic Siemens EH631BL18E\*  
Extractor Siemens DIB097A50\*  
Dishwasher Siemens SN64D002EU\*  
Fridge/freezer SIEMENS KA92NVI25\*

\*Or similar

## DOMOTIC SYSTEM PREINSTALLATION

Alarm system connected to Prosegur  
CCTV  
Door station with colour camera  
Smart lights  
Mobile App

## BATHROOMS

Wall hung Toilet Subway 2.0 - Villeroy&Boch.  
Sink- Villeroy&Boch.  
Resine shower tray with secuity glass panel.  
Taps: Hans grohe -Axor

