

#### **FOUNDATIONS AND STRUCTURE, FAÇADE AND PARTITION WALLS**

- Foundation and structure made of reinforced concrete. Sanitary slab. Compliance with CTE (Technical Building Code).
- Facade enclosure with an exterior wall of 11 cm ceramic block and an interior block of 7 cm, with thermal and acoustic insulation, according to CTE.
- Interior partition walls made of 7 cm ceramic block, finished with projected plaster on both sides.
- Facade finished in a combination of fine monolayer mortar smoothed with plastic paint, and ceramic stoneware.

#### **SOLARIUM, FLOORING/PAVEMENTS AND TILING**

- Flat walkable roof with thermal insulation. Waterproofing with asphalt fabric, finished with porcelain flooring. Metallic exterior access staircase.
- First-quality porcelain flooring indoors. Ground floor garden with first-quality anti-slip porcelain pavement.
- Bathrooms and kitchen tiled with first-quality stoneware tiles and acrylic paint.

#### **EXTERIOR CARPENTRY AND IRONWORK, INTERIOR CARPENTRY**

- Exterior PVC carpentry, with hermetic sliding leaves and thermal aluminum blinds on exterior windows. Main facade windows with motorized blinds. Laminated double glazing with thermal break profiles.
- Exterior garden doors made of thermo-lacquered metal profiles, and paneled with aluminum slats, design as per management. Reinforced entrance door, with CE marking, PVC exterior panel, and smooth white interior panel.
- Interior passage doors made of white lacquered wood. Design as per project management.
- Wardrobes in all bedrooms with white lacquered doors. Wardrobe interiors lined, with drawers, shelves, and a hanging rail.

#### **PLUMBING, SANITATION AND DOMESTIC HOT WATER (DHW)**

- Hot and cold water plumbing installation with PPR pipes, in compliance with CTE. Shut-off valves in each wet room.
- First-quality porcelain sanitary ware. Wall-hung toilets with built-in cisterns in both bathrooms. Designer furniture with porcelain sinks and mirror. Shower column with "rain" shower head. Skylight in the solarium to provide natural light to the interior bathroom.
- Shower tray with non-slip treatment in both bathrooms, with hidden drain.
- 150-liter aerothermal system for domestic hot water. Shower screens made of transparent safety glass in both bathrooms.

#### **ELECTRICITY AND TELECOMMUNICATIONS**

- General Protection Box. 9 distribution circuits. 4 TV points. Antenna for DTT (Digital Terrestrial Television) according to the telecommunications project. Pre-installation for fiber optics. Simón 82 mechanisms or similar, white color.
- TV point in all bedrooms. Intercom.
- Interior lighting in kitchen, living room, hallway, and bathrooms with LED spotlights. Integrated LED spotlights in garden wall and solarium.

#### **HEATING AND AIR CONDITIONING, POOL, GARDEN, DECORATION AND PAINT**

- Pre-installation for air conditioning.
- Reinforced concrete pool. Includes stainless steel shower. Shotcrete basin with reinforcement. Wall and floor tiling with mosaic tiles. Complete purification equipment. LED spotlights.
- Parking space inside the plot.
- Smooth white plastic paint on walls and ceilings. Service and installation areas with laminated plasterboard ceilings.

#### **KITCHEN**

- Kitchen with glossy white laminate doors and edges with wood finish laminate combinations. Soft-close hinges. Drawers. Silestone or similar worktop.
- Balay appliances included (ceramic hob, oven and microwave in column, integrated refrigerator, extractor hood, and integrated dishwasher in kitchen).

*"The descriptions, measurements, qualities, in short, the entire content of this brochure is subject to variations and modifications that may be introduced by Law, Regulations, Public Bodies, and other Administrations, as well as by the convenience of the Developer who may substitute them for others of similar or superior quality."*