QUALITY SPECIFICATIONS

QUALITY SPECIFICATIONS – EXTERIORS

- The **garden paths** will be of reinforced concrete, finished to look like stone.
- **All outdoor lighting in the complex** will be on timers and will be equipped with energy-saving or LED bulbs to optimise electricity consumption and reduce the carbon footprint.
- There will be pedestrian lighting along the paths with low, vertical, waterproof luminaires, and lamppost-type luminaires in the main entrance area, next to the entrance and reception booth.
- The **gardens** will be equipped with a smart irrigation system to save water.
- The **access ramps to the garages** inside the complex will be finished with coloured cobblestones in a variety of designs.
- The project will be completely surrounded by fencing or walls. There will be automatic doors for vehicles and pedestrians. Where there is no fence, there will be a stone wall made of Casares stone or similar, to a height of 2.00 m.
- The **internal boundary walls** will be ecological, as dictated by the slope and landscaping; however, they shall be landscaped in all instances, creating vertical gardens along all boundaries where walls exist.
- There will be a **security booth with 24-hour entry control connected to a leading security company**. The security cameras installed in the complex will be monitored from this booth.



- The **flooring of the terraces** around the swimming pools will be of large-format, non-slip ceramic tiles, combined with light-coloured decking.
- Silent hydraulic lifts for 8 persons or 630 kg nominal load for use by disabled persons with wheelchairs, complying with the new regulation 1314/97. Lifts by OTIS, THYSSEN or SCHINDLER.
- Porcelain **flooring** will be laid in the staircase areas.
- The **lighting in the stairways and corridors** will be white downlights with 21W LED bulbs; and there will be white metal wall lights with 50W bulbs.
- The **lighting in the stairways and corridors** will be LED lighting with warm light, 5.5 W power consumption, and white metal wall fixtures using the same LED bulb.
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BASEMENTS

- **Floors** will be continuous quartz-finished paving.
- Each apartment has a garage space, a storage room with lighting and a double electricity socket.
- The slope of **access ramps** shall not be greater than 20% and will be designed in such a way that the undercarriage of the cars does not hit the floor. Ramps will be finished with aged concrete paver blocks.
- **Garage walls** will be rendered with cement and painted. Ceilings will be spray-painted.
- The **garage doors** wil be single-leaf up-and-over garage doors by Hoermann or similar in galvanised iron and with an automatic opening mechanism with remote control and key with presence detectors on both sides.
- **Storerooms** will have galvanised steel doors with ventilation grilles.
- **Lighting in the garage areas** will be waterproof light-fittings with LED light strips and motion sensor control to optimise electricity consumption in the complex.
- In accordance with regulations, the necessary ducting will be installed throughout all circulation areas of the garages for the subsequent installation of the necessary cabling according to each user's requirements.

APARTMENTS- STRUCTURE, FOUNDATIONS AND INSULATION

- The **foundations** will be made with slabs in reinforced concrete according with the Geotechnical Survey.
- **Basement walls** will be 30 cm thick, made of steel-reinforced concrete.
- The steel-reinforced concrete **columns** will be of the dimensions required for the structural calculation.
- **Each floor** will be built of hollow block concrete slab with the dimensions and steel required by the structural calculation.
- **Flat roofs that are "not accessible"** will be waterproofed with hot polymer-based spray protected with geotextile, and then a 10 cm layer of high-density polyurethane foam will be applied. The final finish will be 30 cm of washed gravel with geotextile and two drainage points in each.
- **Flat walkable roofs** will be waterproofed with hot polymer-based spray protected with geotextile, and then a 10-centimetre layer of high-density polystyrene foam will be applied (only on interior spaces). The final finish will be large-format tiles (0.90 x 0.90) and each will also have at least two drainage points.



WALLS, EXTERIOR AND INTERIOR RENDERINGS

- The **exterior walls** will be rendered with a state-of-the-art coating of exceptional hardness and elasticity based on a waterproof 'Extra Mortar' reinforced with polypropylene fibres in white, and fine CR CS-IV W2 to eliminate shrinkage cracks and allow for a finer finish. Special attention will be paid to eliminating all thermal bridges between the structure and the exterior masonry by the 2-layer rendering both horizontally and vertically, reinforced with polypropylene fibre mesh between the layers.
- **Exteriors** will be painted with top-quality acrylic paint applied in three coats: a priming coat to seal imperfections, a filler coat sanded to correct imperfections, and a top coat.
- **Some parts of the exterior walls** will be finished with natural stone.
- **Exterior walls** will be built according to the following process. The outer wall will be made of half-foot 12.5 cm thick perforated solid brick, rendered on the inside with cement mortar to correct any possible thermal bridges. All enclosing walls will have a 6cm layer of projected polyurethane foam and an air chamber to optimise thermal comfort. The enclosing walls will be internally lined with double plasterboard partition walls on a 47mm thick aluminium substructure with rock wool insulation inside. Total finished thickness 35cm.
- The **dividing walls between apartments** will be built of half-foot 12 cm solid brick and lined on both sides with double plasterboard partitioning on a 70 mm thick aluminium substructure and rock wool insulation on the inside. Total finished thickness 33cm.
- The **interior partitions between bedrooms** and living areas will be built using half-foot 13cm solid sound-absorbing bricks and lined on both sides with double plasterboard partitioning on a 47mm thick aluminium substructure and rock wool insulation inside. Total finished thickness 26cm.
- The **interior partition walls** will be made with double plasterboard panels on top of a 70mm thick aluminium substructure and rock wool insulation on the inside. Total finished thickness 13cm.



- *All interior walls* will be painted with top-quality washable paint applied in three coats: a priming coat to seal imperfections, a putty coat sanded to correct imperfections, and a top coat.

EXTERIOR CARPENTRY

- The **apartment entrance door** will be an armoured hinged door. The outer facing will be made of 3 panels of solid tropical wood, water-lacquered to allow it to breathe, with Lasur treatment by "Sikkens" or similar. The inner facing will be made of water-repellent MDF and will be lacquered in white satin matt like the rest of the interior doors. The door includes: security key, stainless steel anti-lever security hinges. Steel door perimeter frame. Recessed brush draught excluder to prevent air coming in underneath when closed. Perimeter anti-noise rubber seals. Matt white satin lacquered door-frame surround 100mm x 14mm, in 'Waterproof MDF', measuring 2400 mm high, 925 mm wide and 55 mm thick.
- The **rest of the exterior doors and windows** will be made of aluminium of the highest Technal quality or similar. This brand is ISO certified, incorporates high quality mechanisms and fittings, having been subjected to high performance processes, with stainless steel screws and high wind resistance and water tightness values. It includes several thermal break systems (RPT) to prevent condensation and improve energy efficiency.
- **Outer doors and windows of the complex** will have 'Double Glazing with Argon Filled Chamber' made up of double glazing of 4+4 mm on the outside and inside, and, between them, a 12 mm Argon gas chamber, with EPDM rubber seals, achieving excellent thermal and acoustic insulation, increasing comfort and safety inside the apartment.
- One of the glass panels will enable heat gain to be reduced in accordance with the latest Energy Efficiency regulations.

INTERIOR CARPENTRY

- **Interior doors** will be single-leaf hinged doors veneered in water-repellent MDF and lacquered in white satin matt. The dimensions will be at least 2,400 mm high, 50 mm thick and 825 mm wide. They will have magnetic locking, designer handles, modern design concealed hinges in steel colour, and all will have soundproof rubber seals. The door surround will be of the same material as the door to achieve a contemporary aesthetic line in keeping with the rest of the interior standard.
- **Wardrobes** will be made to measure and made of MDF, lacquered in white satin matte, matching the interior doors. Wardrobes will have soft-closing doors, and the interiors will have state-of-the-art wardrobe features.
- **Bathroom** units will be wall mounted and with drawers. The structure of MDF, and doors of natural wood.

INTERIOR FLOORS

- The **interior flooring** will be of top quality 0.90 x 0.90 porcelain tiles, laid in straight lines and squared.

TERRACES



- The **interior flooring** will be top quality 0.90 x 0.90 porcelain tiles, laid flush and square.
- All apartments will have water and electricity points on each terrace.
- **Drainage from terraces of apartments above the ground floor** will run internally through downpipes to stormwater drains and an emergency overflow where necessary.

INTERIOR CEILING RENDERING

- The **ceilings throughout the property** will consist of a false ceiling made of laminated plasterboard with plasterboard, a curtain recess in the living room and bedrooms, and 4x4 cm recesses at different heights to cover existing and future installations. All will be sanded, filled and painted with two coats of top-quality, smooth, washable plastic paint.
- There will be inspection hatches in the **false ceilings in the bathrooms** to be able to service the air-conditioning units and forced ventilation motors.

BATHROOMS – FINISHES, FITTINGS AND TAPS



- **Floors** of ceramic tiles laid in straight lines and squared.
- **Bathrooms and toilets** will be tiled from floor to ceiling in wet areas (showers) with large-format ceramic tiles in main bathrooms and 90x45 centimetre tiles in secondary bathrooms. The rest of the walls will have the same finish as the other walls in the home.
- **All bathrooms** will have mechanical ventilation activated by the light switch and automatic shut-off with timer.
- **Bathroom fittings** of the Villeroy & Boch brand or similar.
- **Taps** by Hansgrohe or similar in a modern design and matte brushed finish.
- **The upper part of the bathroom unit** will be in white Solid Surface, with washbasin and splashback in one piece. Washbasins measuring 50cm x 30cm. Width of washbasin unit: 50cm. Double washbasins in the master bathroom and single washbasin in the guest bathrooms.
- **All shower screens** will be of safety glass.
- **All bathrooms** will have a mirror with surrounding LED backlighting.
- Options available for personalising bathrooms.

KITCHENS

- **Kitchens** will be fully fitted by Modulnova or similar including domestic appliances by Siemens or similar.
- These **appliances** will include oven, microwave, induction hob, extractor hood, sink, dishwasher and refrigerator.
- One-piece porcelain countertops.



UTILITY ROOM

- **Laundry rooms** will be fully furnished with upper units and will include: washing machine, tumble dryer and sink.

AIR CONDITIONING AND HOT WATER

- The **heating system for the homes** will be supplied by a DAIKIN or similar air-to-water heat pump, which will be used both for indoor heating and to produce hot water. Cooling will be supplied independently by a direct expansion air-to-air heat pump.
- **All apartments** will have water-based underfloor heating in all rooms, except in the bathrooms, where the heating will be electric underfloor heating.
- **All bedrooms and living-dining rooms** will have independent air conditioning.
- **The air conditioning** will be distributed through a CLIMAVER NETO or similar sound absorbing duct.
- All flats will be equipped with a **ventilation system** to comply with the latest regulations.
- All apartments will have a **basic home automation system** from Schneider and Airzone for climate control and blinds.

PLUMBING

- The **interior of each apartment** will have a general shut-off tap which regulates the distribution to the wet rooms, with thermally insulated cross-linked polyethylene (XLPE) piping or with a protective casing for cold water.
- The **water supply** for the project will pass through a centralised water softening unit before being distributed to the individual apartments.
- The **hot water network** will be supplied by the Daikin system, with tanks of at least 230 litres for the homes, depending on the number of bedrooms.

ENERGY-EFFICIENT BUILDING ENVELOPE TO REDUCE HEAT GAIN AND LOSS

- Altezza Suites is a highly energy efficient project.
- The **exterior facades of each apartment** have double insulation as required by the Techincal Building Code (C.T.E).
- The **outer glass** is designed to reduce heat gain.
- Technal's sophisticated **exterior sliding door and window systems** or similar have been carefully chosen to ensure optimum energy efficiency.
- **Door and Window Glazing** consists of 2 pairs (4 panes) of glass forming an Argon gas chamber (Extra Thermal Insulation) plus Solar Protection.
- **Flat roofs and solariums** have high density solid core insulation to prevent heat gain.

LIGHTING TO REDUCE GENERAL AND INDIVIDUAL COSTS

- **Outdoor gardens and pedestrian walkways** equipped with energy-saving LED light fittings.
- **Common area corridors within each building** are equipped with energy-saving recessed LED light fixtures with motion detectors and timers.
- **Underground vehicle circulation and parking** equipped with energy-efficient lighting with motion detectors and timers.
- Individual apartment lighting equipped with recessed low-power LEDs.
- **Outdoor terrace lighting** using energy-saving LEDs.

SMART WATER MANAGEMENT AND AIR CONDITIONING SYSTEMS

- **Individual air-conditioning system in apartments** efficiently controlled by the Lutron Automation System.
- **Optional:** home automation-controlled curtains to reduce heat gain.

BASEMENT – GARAGES

- Each **parking area** will have an automatic smoke extraction system with an outlet to the roof of the building and a clean air supply system. Each of these systems will consist of a network of galvanised sheet metal ducts with return or supply air grilles.
- There will be a carbon monoxide detection system to activate the system and a fire detection system using detectors.
- **All parking areas** will be equipped with a fire extinguishing system using fire hydrants. This system will have a dedicated water tank, a pumping system, a steel pipe network and 25 mm fire hydrants.
- In accordance with regulations, the necessary **ducting** will be installed throughout all circulation areas of the garages for the subsequent installation of the necessary cabling according to each user's requirements.

AMENITIES IN COMMON AREAS

- The complex will be completely enclosed by a combination of a perimeter stone wall and/or a 2m rigid metal fence.
- **Automatic lighting control in common areas** based on natural lighting and motion detectors for reasons of security and energy saving.
- There will be a pre-installation of empty conduits in garages and communal areas for the installation of a closed-circuit digital television system, as this installation must be carried out by a company approved by the Ministry of the Interior in terms of security, and must have a central receiving station and recording services.
- Low consumption and high efficiency **lighting in all common areas**.
- **Reception and monitored access to the complex** with 24 hour entry control connected to a security company.
- **Automatic gates for vehicle access** to garages and pedestrian gates on interior roads.
- The complex will feature a co-working, a business centre, gym, spa with indoor pool, and two outdoor pools.



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