KALIFORNIA

by Kronos Homes

QUALITY SPECIFICATIONS

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STRUCTURE

Structure crafted according to the specifications of the execution project, in full compliance with Spanish Building Law (CTE) and applicable regulations.

ROOFS

Walkable flat roof terraces in residences, with pavement for exteriors.

Flat, non-accessible roof finished in gravel or an equivalent material, in accordance with the project specifications.

FACADE

A bespoke facade combining a variety of finishes with continuous cladding in warm tones, with thermal and acoustic insulation that meets CTE requirements.

EXTERIOR CARPENTRY

Aluminum exterior carpentry with thermal break, featuring fixed, hinged and/or sliding elements according to design- Double glazing wity interior chamber. Blinds in living room and bedrooms. Glass railings secured to the base using a profile, depending on structural requirements and the areas specified in the project.

INTERIOR CARPENTRY

Reinforced security door at each residence entrance, with interior finish matching the rest of the carpentry.

Beautiful lacquered doors with designer handles.

Matching skirting boards throughout.

Built-in wardrobes finished to match interior doors, fully lined with hanging bar and storage space.

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PARTITIONING

Separation between dwellings by means of dividing walls with sound-resistant brick, in addition to self-supporting wall cladding on both sides with insulation and laminated gypsum boards.

Interior divisions feature self-supporting partition walls with laminated gypsum boards with interior insulation for better thermal and acoustic insulation.

False ceiling of laminated plasterboard, plaster or gypsum.

Access panels and/or removable ceiling in bathrooms for maintenance of air conditioning equipment and/or installations.

FLOORING

Interior flooring in premium SPC XL High Range material. Large format dimensions that enhance spaciousness and harmony of each space. Its refined design, coupled with a state-of-the-art material, offers water resistance, superior durability, easy maintenance and a smooth texture.

Bathrooms and terraces feature high-quality porcelain tiles.

Garages include continuous reinforced concrete slab pavement.

WALL COVERING

Interior walls finished with sophisticated smooth paint for visual harmony in each room.

Bathrooms wet areas showcase large-format, high-quality ceramic tiles, selected in tones that subtly blend in with the design of the environment, enhancing the aesthetics and comfort of the space.

SANITARY FIXTURES

Bathrooms fitted with designer toilets featuring a dual-flush system. Low profile shower tray and shower enclosure in master bathroom.

Premium-brand taps in washbasins and showers, delivering the highest quality standards and blending seamlessly with the overall design aesthetic.

Built-in or countertop washbasins, with taps and fittings as specified in the design.

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FACILITIES

Energy-efficient air-source heat pump system for domestic hot water. Air conditioning with ductwork in the suspended ceiling for air supply, in accordance with the CTE.

Telecommunications installation with connection in all rooms except for the bathrooms.

Electrical installation featuring designer mechanisms.

KITCHENS

Contemporary kitchen furnishings with a stunning blend of wood, light tones and durable countertop materials.

Includes wall and base units equipped with premium brand appliances: induction hob, extractor hood, electric oven, integrated refrigerator, integrated dishwasher, washing machine and microwave oven.

COMMON AREAS

Landscaped areas conceived to connect with nature, designed for wellbeing, with typical Mediterranean vegetation.

Premium paving in common areas, blending them with the surroundings according to the specific landscaping project.

Mechanized garage access door with remote control opening.

Outdoor communal swimming pools with saltwater chlorination, surrounded by landscaped gardens and a sun terrace.

Indoor spa with a heated pool, sauna, and experience showers, connected to the gym and changing rooms.

Fully equipped designer gymnasium.

A coworking space with a kitchenette and restroom, available to all residents.

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This specifications document is provided for informational purposes only and is subject to change due to design requirements arising from the project's development or decisions made by the construction work, the availability of materials, or any other requirements that justify them. In any case, any replacement of materials will be made with materials of similar quality.

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