



QUALITY SPECIFICATIONS

1. STRUCTURE AND FOUNDATIONS

The foundation will be designed with a reinforced concrete slab recessed in a qualified geotechnical level.

The solution will be based on the data provided by the geotechnical study to be carried out on the plot and we foresee, due to the plot's considerable slopes, the need to use mass concrete shafts or improved fillings to achieve solid ground.

The structural system will be composed of reinforced concrete pillars with a rectangular section, supporting waffle slabs.

2. FACADES

On its exterior face, generally formed by perforated brick masonry of 1/2 ft. thick, internally and externally plastered (e=2 and 1.5 cm.) respectively, with chamber and insulation of sprayed polyurethane foam of 5 cm. and 35 kg/m³ of density and in its interior face by dry partition walls of laminated plaster - between profiles there will be 5 cm rock wool insulation.

3. BATHROOM FITTINGS

Toilets will be wall-hung, flush-mounted and push-button in chrome finish.

All toilet seats will have a soft-close system.

In the auxiliary bathrooms there will be shower mixers with inverter for two outlets, in chrome or similar: one for a cylindrical hand shower and another for the shower head with a wall-mounted arm.

4. PLUMBING

Made with PEX pipe inside and Polyethylene in external piping.

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All pipes will be lined with Armaflex casing (cold water, hot water and recirculation pipes - only when necessary-).

Recirculation piping to the entrance of rooms, with timer control unit -only if necessary-. General shut-off valves in the installation cabinet.

Shut-off valves in all wet rooms.

Garden irrigation network consisting of boxes with sprinklers/diffusers.

Swimming pool purification with saline chlorination equipment.

Irrigation system and mains pressure drinking water.

Gatell meter and faucets.

5. ACS PRODUCTION

Domestic Hot Water production connected to the "Altherma" system of "Mitsubishi" brand or similar (individual system per dwelling).

6. SANITATION

Separate rainwater and wastewater networks.

Siphon traps in bathrooms and toilets (siphon in the rest of the elements).

Terrain brand or similar soundproof PVC piping.

Drainpipes (if applicable): PVC Terrain brand or similar soundproof.

Collectors: tile-type PVC pipe.

Outlet manholes: manhole with non-return valve at the mains outlet and delivery manhole at the plot outlet.

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7. AIR CONDITIONING

Aerothermal heat pump system.

Outdoor unit: Mitsubishi heat pump or similar, which allows heating, cooling and domestic hot water. Located on deck.

Indoor units: Mitsubishi brand or similar. Indoor hydrokit located in each dwelling. Indoor units of inverter ducts, placed in false ceilings of bathrooms or dressing rooms.

8. HEATING

Water underfloor heating system throughout the dwelling.

Production equipment: air conditioning system.

Collectors: located in closets in common areas.

Thermostats: independent by area.

9. TELECOMMUNICATIONS.

Dwellings with community and need ICT project. Rits and Riti located in building's common areas.

10. INFRASTRUCTURE

Telecommunications Enclosures (Rits and Riti).

Boxes and basement routing.

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11. TELEPHONY

Telephone points with RJ-45 outlets located in the living room, kitchen and bedrooms and data points with RJ-45 outlets located in the living room and master bedroom.

Distribution frames and external grids according to telecommunication infrastructure regulations.

12. T.V.

Terrestrial antenna for TV and FM channels.

TV sockets. RF.+RI. In the living room, kitchen, bedrooms and terrace, with frame and cover, with mechanism.

Sockets without service foreseen installation box.

Forecast of installation of TV socket. Coaxial, in the living room and master bedroom, with frame and cover.

13. VIDEO INTERCOM SYSTEM

Outdoor plate - FERMAX brand or similar.

Indoor monitors: one per dwelling - FERMAX brand or similar.

14. PRE-INSTALLATION OF HOME AUTOMATION

Pre-installation for KNX throughout the house.

Alarm control: Connection with central, cell phone notification of incidents.

Temperature control: Control of air conditioning and underfloor heating.

On/off air conditioning control, On/off thermo control: Control of air conditioning, underfloor heating and thermo.

Touch screen: Touch screen in living room, removable.

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Telephone control: Connection to telephone/adsl network. Remote Control: Control via internet

Internal Control: Control via WIFI and fixed PC connection by IP

Voicemail: With message forwarding

Audio-visual systems: Doorman control and touch screen/TV connection.

Blinds control: Control of blinds, curtains, awnings.

Leakage control: Flood and leakage control.

WIFI: Pre-installation of tube.

15. INDOOR WOODWORK.

Security armored main entrance door to the dwellings. Height: 2.40 m, security handle, security lock. Includes hidden hinges sufficient to guarantee the correct functioning of the door, including stainless steel handle.

Interior doors and closet fronts (hinged or sliding as appropriate) in lacquered MDF, height: 2.40 m. For doors, concealed hinge system. Ventilation system or grille attached to the door will be included in those units required.

Closets will be lined with plastic-coated interior and dressed with luggage rack and hanging bar.

16. OUTDOOR ALUMINIUM WORK.

All outdoor aluminium work done in coloured aluminium, lacquered or anodised to be defined and with disruption of the heat bridge of Strugal brand or similar series depending on the system and size.

PVC blinds similar to the colour of the woodwork with interior insulation, only in bedrooms. All windows will have multipoint locking with security lock and handle on each panel.

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Fittings, lever-proof approved hanging hardware, high quality EPDM glazing gaskets, stainless steel hardware, sealing elements, fixtures and approved machining tools. Ventilation vents attached to shutter "hatches" or by wall kits.

17. GLAZING.

Climalit type glass of different thicknesses depending on the size according to CTE regulations. Safety glass railing made of laminated tempered glass and painted stainless steel frames.

18. PAINTING

INTERIOR

Smooth water-based paint, matte finish, with a coat of "REVETON" water-based primer as surface sealer and two coats of "REVETON" or similar "Novex Eco-1000" or similar water-based paint.

EXTERIOR

Exterior painting of facades with Reveton Silicone "REVETON" silicone resin or similar, smooth texture, with previous primer coat of breathable and water repellent paint, based on acrylic resins in aqueous emulsion and siloxanes, and finishing coat with the same product (if necessary, adhesion primer Sika® Top 50 or similar, based on acrylic resin). Enamel paint on locksmithery, after minium primer.

19. FLOORING AND TILING

Top-quality porcelain tile flooring and tiling with different cuts according to room and design.

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20. KITCHENS

Gourmet kitchens, tiled in the same material as the rest of the dwelling, open to the living room, with vertical cladding and front wall and base units.

Kitchen furniture with coloured lacquered doors.

Solid Surface countertop in white acrylic or similar finish.

Stainless steel mixer taps with high faucet spout.

NEFF or similar appliances with induction hob, extractor hood, oven and microwave.

21. DEVELOPMENT and LANDSCAPING

Development totally fenced in its perimeter with blind elements (walls) and locks, with pre-installation of perimeter security system for video surveillance cameras.

All areas not occupied by buildings are always surrounded by a wide variety of trees and landscaping with the required irrigation system.

The development also has recreational areas, lighting, street furniture and accessible routes that allow for the elimination of architectural barriers by means of ramps or elevators, depending on the area.

Common areas: Swimming pool, gymnasium and co-working area.

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