



## MEMORIA DE CALIDADES

### FOUNDATIONS AND STRUCTURE:

- Foundations using pre-fabricated piles and supporting concrete. Structure with walls, reinforced concrete pillars and waffle slabs
- The Foundation is projected by running trenches and rigidreinforced concrete lugs. The lugs are arrios traránconveniently by means Of struts and centring beams.
- Structure through walls and pillars of reinforced concrete andlattice forging.

### EXTERIOR AND INTERIOR WALLS:

- Exterior Enclosure to the capuchin with ceramic brick factory, air chamber with thermal insulation based on polyurethane foam and coated by plasterboard partition interior with intermediate insulation, being resistant to water in the areas Wet.
- Dividing wall between properties houses formed by double partition of plasterboard separated by a summoner of fonorresistente brick, even interior insulation.
- Interior Partition of the house with double-sided gypsum board with interior insulation.
- Petos of terraces of houses, as appropriate, by factory of ceramic brick to receive handrail of glass according to design.
- Walls of separation between terraces of houses by ceramic brick factory to receive glass according to design, and coated according to design.
- Breastplates of separation between solarium of houses of ceramic brick and height according to the requirements of the project, topped with coping of natural stone.

### EXTERIOR AND INTERIOR COATINGS:

- Plaster screeded trowelled exterior with water-repellent cement mortar where apropiate according to design.
- Screeded plaster Trim and plaster on stairs.
- False ceiling of plasterboard in the whole house, at different heights according to the corresponding stay and finishing with walls, according to design.

### FLOORING AND CLADDING:

- Interior Flooring of the entire house using large-format porcelain stoneware and painted wood plinth.
- Exterior Flooring with non-slip Stoneware with outdoor treated stage areas.
- Concrete trowelled in areas of parking and concrete printed on ramps.
- Solid wood Flooring in bedrooms type XXXXX or solarium.
- Floating technological wood Flooring type Timbertech or similar in solarium.
- Bathrooms with porcelain stoneware with floor-to-ceiling parts in the shower and bath area. The rest will be painted.
- Front staircase and side Elevator on ground floor covered in wood.
- Chimney Front appeased.
- Facing chimneys with the same finish facades.
- Artificial turf Flooring in private gardens.

## **EXTERIOR CARPENTRY:**

- Aluminium Carpentry with thermal break, double glazing, safety glass with reduced profile in sliding doors for access to terraces and triple guide.
- Thermal Shutters, motorized and domotic. Garage Door in each sectional leaf housing with power drive with remote control.
- Glass Guardrails in terraces and attics.

## **INTERIOR CARPENTRY:**

- Entrance Door with armoured blade, according to design, with safety lock.
- Floor to ceiling Doors, in wood with white finish according to design, with handle, chromed fittings and concealed hinges.
- Cupboard Fronts in white wood, from floor to ceiling, with interior lining, including drawers, shelves, shoemaker and hanging bars according to design.

## **ELECTRICITY AND TELECOMMUNICATIONS:**

- THE electrical and telecommunications installation of The first quality and is carried out according to current regulations.
- "Gira" or similar brand Mechanisms.
- Domotic interior of the house with systems of control of the illumination, shutters, technical alarms of flood, blinds and air conditioning, with possibility of visualization by remote control.
- Indirect Lighting type LED strips in rooms according to roof design.
- Installation of video Door phone with touchscreen in housing, color camera, carrying out and storage of photographs when receiving call and possibility of control by means of app on mobile or Tablet to use from any place with Internet connection.
- TDT television Outlets in all bedrooms, lounge, kitchen and terrace. Multisatellite televisions with access to multiple channels in master bedroom and living room.
- Fiber optic Cabling to the entrance of each house. Internal data Network of the house, with 8-port switch and wired jacks with UTP Cat. 6 cable in all bedrooms, lounge, kitchen and terrace.
- Access WiFi Point in each house. Reservations for future expansion of services.

## **PLUMBING:**

- All the cold and hot water installation is carried out according to the current regulations, with first quality pipes for cold and heat insulated water, with partial cuts in each humid room and individualized by each appliance.
- Production of ACS (Sanitary Hot Water) by means of an approved heat pump, by means of an airtherm, with Mitshubishi Heavy or similar system.

## **CLIMATE:**

- Air conditioning cold-heat for living and sleeping rooms, carried out through ducts with indoor and outdoor unit, with an airtherm system by means of intelligent individualized embedded digital thermostat and air conditioning control system.
- Water-Radiant Floor throughout the house and electric radiant floor in bathrooms.
- Production of hot water for S.H.W. by means of independent air-thermic system for each house, composed by an exterior unit and another interior with a distribution of the interior airflow to each one of the rooms. Air Conditioning by cold-heat, inverter type with drive and return channeled by insulated ducts and accumulator tank.
- Outdoor Lighting Airzone System, for control of the installation of air conditioning and heating through app installable on mobile or Tablet, to use from any place with Internet connection.

## **BATHROOMS:**

- Wall-mounted Toilet white Villeroy & Boch or similar, with built-in cistern and front pushbutton.
- Free acrylic Bathtub, where appropriate according to design, white color Villeroy & Boch brand or similar.
- Non-slip white resin shower Trays and design-adapted measures.
- Villeroy & Boch Worktops and washbasins with oak or similar furniture/Worktops, with one or two-breast measurements according to design.
- FAUCET Chrome single handle brand Grohe or similar in washbasins.
- Wall-mounted Shower Grohe rainshower Smartcontrol or similar.
- GROHE SENSE GUARD: The Intelligent Water device that detects from micro leakage to pipe breaks, automatically cutting off the water supply.
- Shower Enclosure and laminated glass bathtub and/or with folding door (where applicable), with fittings according to design.
- Panoramic Mirror with backlight on toilets.
- Soap Dishes and Towel Rails built into the wall.
- Electric Towel Rails

## **KITCHEN AND LAUNDRY:**

- Kitchen Furniture and laundry according to project design and countertop Dekton or similar.
- Kitchen with fully customizable design for what has been chosen the best appliances in terms of technology and quality of the NEFF brand: dishwasher, oven, microwave and refrigerator side by side.
- For cooking, we have chosen a powerful ceramic cooking plate combined with a top quality surface extractor.
- In laundry and washing machine NEFF brand or similar, with worktop according to project design.

## **PAINTWORK:**

- Exterior with high quality color-proofing paint finish according to design.
- Interior, smooth plastic paint color according to design in walls and ceilings.

## **OUTDOOR AND SWIMMING POOLS:**

- Pre-installation of closed circuit television.
- Infinity Overflowing Swimming Pool, 8x3 m approximately depuration with saline chlorination and night Lighting.
- Perimeter enclosures of the plot by means of concrete wall with texturized or lacquered surface finish according to design of the project.
- Pedestrian Doors and Metallic vehicles Design. The vehicle door with automatic drive via remote control. High Security.
- Enclosure of swimming pools by means of metal locksmith and entrance doors according to design.
- Electric Lift THYSENKRUPP or similar, 3 stops.
- Barbecue in Solarium with sink.
- Chimney in living room According to design.
- Compact safe in master bedroom.
- Garden with Zen design in backyard; Turf: Type "Tepe", hedge in walls, plants and decorative green palms and small shaft trees and automated irrigation. Black and white decorative Chinese. Minimalist Pond with waterfall and lighting.
- Mini-pool with waterfall in the solarium of the homes brandJACUZZI or similar.

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