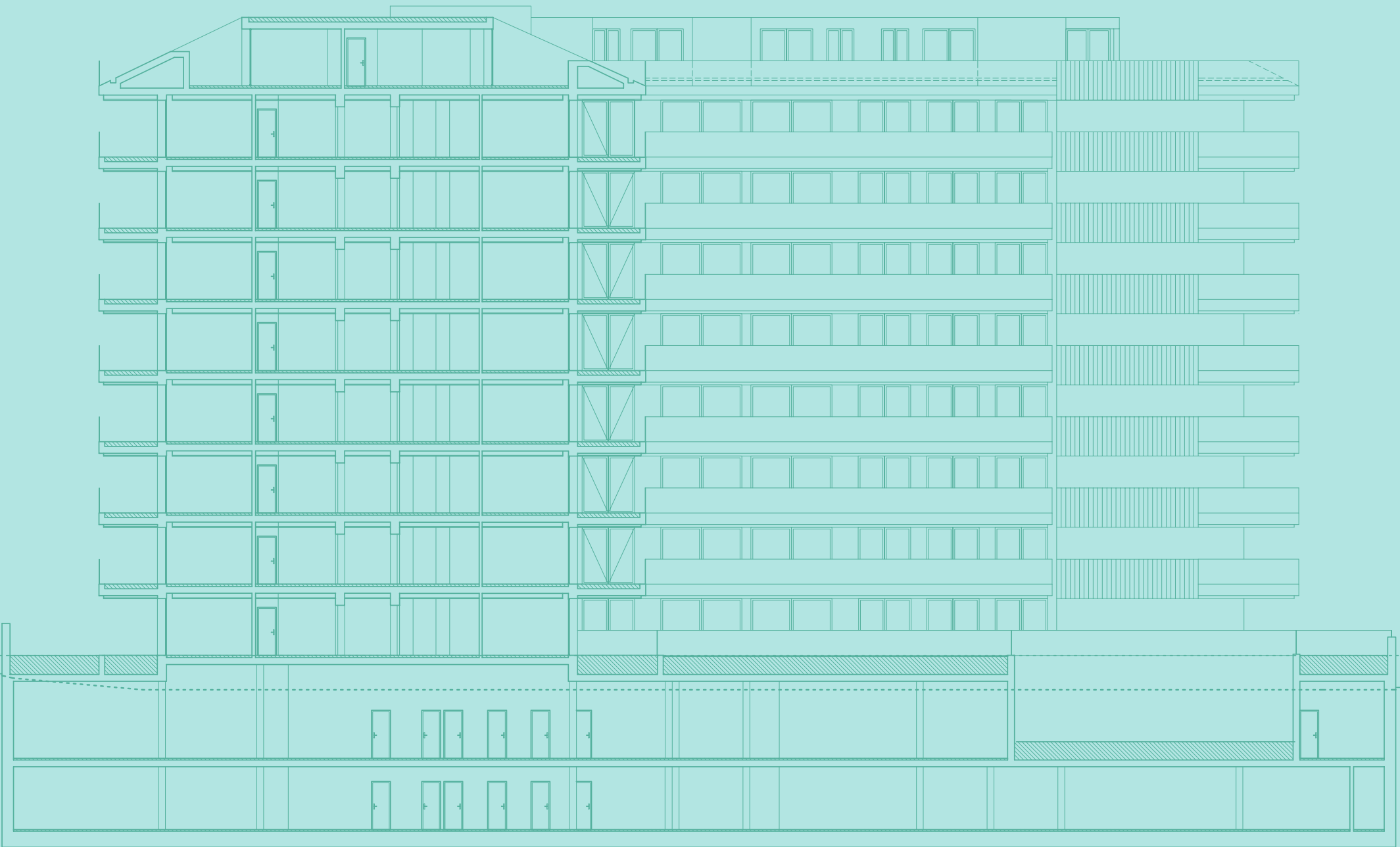


— QUALITY SPECIFICATIONS —



STRUCTURE

Concrete bidirectional structural floors and pillars.

EXTERIOR WALLS

Ceramic brick wall with interior cavity drywall with mineral wool insulation.

DIVIDING WALLS

Acoustic brick wall with cavity drywall and mineral wool insulation.

PARTITION WALLS

Drywall with mineral wool insulation boards.

TERRACE BALLUSTRADE

Consisting of a planter simulation with synthetic plants covered on the outside with wood-effect vertical metal profiles. Glass railing areas on hidden U-shaped profile and laminated safety glass, with a height of 1.10m from the floor level according to regulations.

FINISHES

PLASTER BOARD CEILING

Plaster board suspended ceiling, supported by a steel substructure and mineral wool acoustic insulation. Includes 15cm curtain recess in all rooms and two heights false ceiling in living room with LED.

WOODEN SUSPENDED CEILING

Suspended false ceiling, formed by aluminium frames, wooden finish imitation. With recessed areas for access installations. Metallic perimeter finish with rail for LED lights.

INTERNAL FLOORING

Porcelanic tile 60x60cm PORCELANOSA, with impact noise insulation beneath.

EXTERNAL FLOORING

Anti slip Porcelanic tile 60x60cm PORCELANOSA, forming slopes to drain waters..

LED STRIP IN FALSE CEILING / CURTAIN RECESS

Vertical LED profile in partitions, placed in hallway, bathrooms and corridor according to design.

CARPENTRY

ENTRANCE DOOR

Main access hinged door, with white internal finish and inox handle, security lock and 3 anchors and 3 hinges.

INTERIOR DOORS

Single-leaf folding door with fixed top panel, white finish..

WARDROBE DOORS

Hinged white doors with finger pull.

Walk-in closets without doors.

WARDROBE INSIDES

Wardrobe insides finished with wood panels. Includes hanging bar and divisions.

WINDOWS

First brand sliding door system with thermal bridge break.

Lacquered in textured anthracic grey.

Double glazing 4+4/12/4+4.

Double glazing 4+4/12/4+4 with U.V. protection.

Includes electric aluminium blinds in bedrooms. In living rooms, motorised roller stalls.

BATHROOMS

WALL FINISH Porcelanic tiles 30x90 PORCELANOSA.

NOKEN - PORCELANOSA WALL HUNG TOILET

ELECTRIC UNDER FLOOR HEATING IN BATHROOMS

WASHBASIN TOP KRION SHELL - PORCELANOSA

Secondary bathroom with one sink and double sink in master bathroom, white matt finish.

WASHBASIN FITTINGS NOKEN - PORCELANOSA, on the countertop.

BACKLIT LED MIRROR

Backlit LED mirror, special for bathroom use.

SHOWER BASIN WHITE NOKEN - PORCELANOSA, according to bathroom dimensions.

SHOWER FITTINGS NOKEN - PORCELANOSA.

FIXED SHOWER TEMPERED GLASS SCREEN

LOW UNIT UNDER SINK WITH WHITE LATTE LACQUERED DOORS

KITCHEN

KITCHEN FURNITURE

Top and base units with **top brand** melamine doors with thermo-sealed edges, 45° shaped door handle, porcelain worktop, splashback area clad. Design according to housing typology.

Stainless steel sink under worktop and Franke taps or similar with double water outlet and water filtering system.

NEFF ELECTRICAL APPLIANCES

Complete household appliances, consisting of: induction hob on island with integrated carbon filter extractor hood with socket in the island, electric oven and microwave in column, dishwasher and integrated refrigerator and washing machine in laundry room with drying function. Design according to housing typology.

INSTALLATION

ELECTRICAL INSTALLATION

Following applicable regulations. Includes spotlights and LED strip lighting. **Schneider Electrics, New Unica** or similar switches and sockets.

FIRST BRAND AIR CONDITIONING SYSTEM

Air conditioning installation with aerothermics, indoor unit in laundry room, ducts and supply and return grilles in each room, screen for general control in entrance area of house.

BASIC SMART HOME

Control via APP of ON/OFF of main light in living room, kitchen and bedrooms and raising/lowering of roller shutters or motorised blinds depending on the room.

INTELLIGENT VIDEO DOOR ENTRY SYSTEM

Contactless opening in accesses to building, basements and amenities. Interior home monitor with wifi connectivity for call forwarding to mobile phone using APP.

WATER SOFTENER

Water softening and decalcification system at the general entrance to the building.

WATER INSTALLATION

Domestic hot water production by atherothermal system with tank 180L/200L.

TELECOMMUNICATIONS

MAILBOX

located in common areas.

PARKING

PRE-INSTALLATION FOR ELECTRICAL CAR CHARGER

FAST-CHARGING (OPTIONAL)

COMMUNAL AREAS

FULLY ENCLOSED AND FENCED PERIMETER WITH DOUBLE ACCESS GATES

CONCIERGE AREA

6 LIFTS PER FLOOR

LIFT CONNECTING THE OUTDOOR SWIMMING POOL WITH AMENITIES

THE FACILITIES INCLUDE THE FOLLOWING EQUIPPED SPACES:

- OUTDOOR SWIMMING POOL FOR ADULTS AND CHILDREN
- INDOOR POOL
- SPA
- SAUNA
- GYM
- GASTROBAR
- CO-WORKING AREA
- CINEMA ROOM

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