

QUALITY SPECIFICATIONS SIENA, LA MANGA CLUB

RESIDENTIAL COMPLEX

- Communal swimming pool for adults and children.
- Landscaped communal areas.
- Petanque court.
- Private parking space with pre-installation for electric vehicle charging.

STRUCTURE

- Reinforced concrete foundations and structure, complying with current seismic-resistant regulations and specific concrete structure standards.

FAÇADE

- Exterior façade enclosure finished with single-layer mortar coating, cavity wall composed of an outer layer of 12 cm double hollow ceramic brick, thermal insulation, and interior lining with plasterboard.

TERRACES AND ROOFS

- Accessible flat terraces on the first floor, waterproof and finished with non-slip porcelain flooring according to the project design.
- Solarium with artificial grass in defined areas according to the project design.
- On the ground floor, terraces with porcelain flooring and gardens with natural grass according to the project design.
- Pre-installation for a spa on solariums and ground floor gardens, as indicated in plans.

EXTERIOR CARPENTRY

- PVC frames with double glazing and air chamber, anthracite exterior finish and white interior.
- Motorized shutters with push-button control in bedrooms and living room.

INTERIOR CARPENTRY

- Smooth white lacquered doors.
- Built-in wardrobes with white lacquered sliding doors, fully lined interiors, with luggage shelf and hanging rail.
- Armored main entrance door with peephole, anti-lever hinges, and security lock.

INTERIOR PARTITIONS

- Interior partitions made using a self-supporting structure with plasterboard panels (Pladur or similar).
- Separation between dwellings made with brick partition walls lined with plasterboard and insulation in accordance with Technical Code requirements.
- Suspended plasterboard ceiling throughout the dwelling.
- Smooth paint finish throughout the property.
- Removable suspended ceiling in the secondary bathroom.

FLOORING

- Floating laminate flooring throughout the property, with color to be chosen from the developer's options, except for stairs.

BATHROOMS

- Shower screens in both bathrooms.
- Porcelain floor finish.
- Bathroom walls covered with porcelain tiles.
- Single-lever taps in both bathrooms.
- Vitrified porcelain sanitary ware.
- Washbasin with cabinet and mirror in the master bathroom.
- Washbasin with cabinet and mirror in the hallway bathroom.

KITCHEN

- Delivered fully fitted with high and low cabinets with large storage capacity, soft-close system, braking mechanism, and concealed handles.
- Upper cabinets.
- Lower cabinets with drawers and braking system.
- Aluminum plinth with protective finish.

All kitchens are equipped with:

- Ceramic hob
- Electric oven
- Extractor hood

- Microwave oven
- Countertop and kitchen backsplash finished in compact quartz (Silestone or similar)

INSTALLATIONS

- Dual plumbing installation for washing machine and dishwasher.
- Electrical installation in accordance with current low-voltage regulations and supplier standards, with high-level electrification.
- Individual aerothermal system for domestic hot water production.
- Ducted air conditioning installation (hot/cold).
- Air conditioning unit with heat pump included. Centralized control for each apartment included
- Ventilation system installation.
- Telecommunications installation in accordance with current regulations, with TV outlets on terraces and TV/data outlets in solariums.
- Lighting installed on private terraces to maintain a uniform aesthetic across the development.
- Installation of photovoltaic panels in first-floor homes with solarium and in duplex units.
- Installation of photovoltaic panels in the gym.