Luxury Apartments

Quality Report

STRUCTURE

Foundation built with reinforced concrete footings and ground beams.

Reinforced concrete structure consisting of columns and slabs, complying with current regulations (CTE) and seismic protection requirements. Combined with metal profile columns.

Pergola-style covering on the façade with a curved design and reinforced concrete pergola structures in the solarium area.

ENCLOSURES

Façade: The exterior walls consist of an outer layer of 11.5 cm thick ceramic brick blocks, finished on the outside with a single-layer coating and on the inside with a cement mortar render. Includes 8 cm EPS thermal and acoustic insulation, and an inner layer of 7 cm ceramic brick blocks, finished with gypsum plaster on the interior side. Combined with ceramic-coated elements according to 3D design specifications.

Roof: Horizontal enclosures separating the living space from the exterior include a 10 cm thick XPS insulation layer, a sloping layer for water drainage, a waterproofing layer, and a final finish with non-slip exterior flooring and floating flooring.

Interior Partitions: Internal walls consist of 7 cm thick ceramic brick partitions, finished with gypsum plaster or ceramic tiling, depending on the space separation requirements.

FINISHES

Façades: Vertical façade surfaces will be finished with a scraped single-layer coating, and the entrances to the homes will feature 60x120 cm porcelain cladding.

Bathrooms: Vertical surfaces will be covered with high-quality 60x120 cm porcelain tile.

Laundries: Vertical surfaces will be covered with glossy white 30x90 cm ceramic tile.

Other Rooms: Vertical surfaces will be finished with gypsum plaster and paint.

Ceilings: Smooth plaster ceilings throughout the home, finished with paint. One of the bathrooms will feature a removable plasterboard ceiling for access to installations.

Flooring: High-quality 60x120 cm porcelain tile flooring throughout the interior of the home. High-quality non-slip porcelain tile in porches and terraces. High-quality floating exterior porcelain tile in the solarium.

CARPENTRY

Exterior: Reinforced entrance door *Dierre Sparta 5* with a gray frame and casing, anthracite vinyl-coated smooth exterior panel, and white lacquered smooth interior panel.

Sliding windows and balcony doors in anthracite gray PVC *SCHÜCO*, with motorized blinds and double-glazed Climalit-type thermal glass with an insulating air chamber and solar control.

Interior: Smooth white wooden interior doors with black hardware and a magnetic latch.

Built-in wardrobes with white lacquered sliding doors, black hardware with a soft-close system, and interiors finished in 16 mm soft-white melamine, featuring a four-drawer unit, overhead shelf, and hanging rod.

KITCHEN

Fully equipped kitchen with cabinetry as per floor plans and countertop. Undermount single bowl resin sink.

Appliances: Refrigerator, oven, microwave, dishwasher, washing machine, extractor hood, and induction cooktop.

PLUMBING INSTALLATION

Internal water supply system with insulated *PPR* pipes and drainage system with *PVC* pipes, in compliance with regulations.

Sanitary fixtures made of white vitrified porcelain, with concealed cisterns and wall-hung WCs. Resin shower trays, bathroom vanities, and glass shower enclosures included.

High-quality built-in thermostatic shower faucets and single-lever basin taps in a color to be determined.

Aerothermal system installed for domestic hot water (DHW) consumption.

ELECTRICAL INSTALLATION

Full wiring installation throughout the home, in compliance with regulations.

Switches and outlets by *Niessen* or similar, with motorized blinds.

Installation of television, telephone, and internet connections.

Electric underfloor heating in bathrooms.

HOME AUTOMATION Smartphone-integrated *domotics* system for controlling blinds, indoor and outdoor lighting, video intercom, and both home and community entrance locks.

HVAC AND VENTILATION INSTALLATION

Multi-zone ducted air conditioning system with supply and return grilles. Indoor unit installed in the bathroom and outdoor unit included. Remote control via smartphone.

Forced ventilation system for bathrooms and kitchen, featuring an extraction unit in the bathroom and distribution through flexible ducts.

PAINTING

Smooth white plastic paint on vertical and horizontal surfaces, finished to a high standard.

STAIRS

Steps and risers finished with non-slip exterior porcelain flooring. Glass railings.

RESIDENTIAL BUILDING

Ground floor homes: Featuring a backyard, porch, and front garden.

First-floor homes: Including a terrace and private solarium with a pergola (with solar panels), an outdoor kitchen with a barbecue enclosed by a motorized shutter, a shower, and pre-installation for a jacuzzi.

RESIDENTIAL COMPLEX AND COMMON AREAS

Community swimming pool area with a sunbathing zone, artificial grass, and landscaping to be defined. Enclosed with a glass railing and access gate.

Outdoor surface parking for each home, with pre-installation for electric vehicle charging points.

OPTIONAL EXTRAS (NOT INCLUDED)

Installation of a jacuzzi in the private solarium of first-floor homes.

NOTE: The developer or project management reserves the right to make modifications to this specification due to technical requirements, execution constraints, product discontinuation, stock shortages, or regulatory compliance.