

STANDARD BUILDING SPECIFICATIONS:

STRUCTURE:

Pillars, beams and reinforced concrete slabs.

FACADES AND DECKS

- Facades made in local stone, Werzalit, and window frames in artificial stone.
- Main facade: ground floor siding in Quarzite Grey Venis stoneware of 120 cm x 59 cm (47-24 x 23.22 in.).
- Back wall: siding in Pedraval multicoloured natural stone panel.
- Wall closures with ceramic blocks (brick), air chamber, insulating material and interior wall panelling in plasterboard.
- Terrace separation screens in Werzalit.
- Decks in reinforced concrete with insulating material, slate and Werzalit finish.

INSULATING MATERIAL AND ACOUSTIC INSULATION:

- Each slab contains Ditra-Sound insulation sheet, which provides a high level of noise insulation between floors, thus eliminating impact noise such as footsteps and falling objects. It also provides a high degree of thermal insulation. Spun glass and plasterboard will also be fitted in each ceiling.
- Dividing walls between floors and common areas will be fitted with a double spun glass layer of insulation with high sound absorption and great thermal insulation.
- Reinforcement in spun glass and polyurethane shotcrete will be fitted to facade closures.

INTERIOR PARTITIONS:

- Separation between residences and common areas of buildings with ceramic blocks, acoustic insulation and plasterboard.
- Plastered and painted staircase walls.
- Interior dividing walls in 98-mm (3.85-in.) plasterboard (double panel + insulation + double panel).
- Plasterboard dropped ceiling.

CARPENTRY:

EXTERIOR CARPENTRY:

- Aluminium window frames in the top-range Unicity series by the firm Technal.
- Treatment against thermal break to yield high thermal, acoustic and watertightness performance. Climalit 4+4/16/4 double-glazing.
- All shutters are motorised aluminium slatted roll-up security shutters.

INTERIOR CARPENTRY:

- Carré brand interior grooved passage doors, lacquered in snowy white and with chrome handles.
- All cupboards will be fitted with flat swing doors, also by the company Carré, featuring the same design and finish as the passage doors.
- Flat reinforced entrance door made in natural oak wood on the exterior, lacquered on the interior and with a high security lock.

FLOORS AND TILING:

- Smoke oak Berry Wood parquet floor in strips of 14 mm (or 0.5 in.) thick and 160 mm (or 6.29 in.) wide in all rooms except bathrooms and kitchens.
- Ochre colour or similar plain plastic paintwork.
- Balconies and terraces: flooring in 44 x 66 (1.732 x 2.59) Quarzite Grey Venis stoneware.
- Halls: in white crystal granite with Cleanmid-b Verimpex plush in separate entry hall and Podoltuard Heavy Verimpex plush in front of entrance doors.
- Staircases and landings: magnetic blue granite floors in housing areas and white crystal granite on garage floors.
- Main bathroom: Ceylon Ivory 43 x 65 (1.73 x 2.55) floor tiles by Porcelanosa.
- 31 x 90 (1.22 x 3.54) Detroit Noce and Ceylon Ivory wall tiles by Porcelanosa.

Secondary bathroom:

- Porcelanosa Venis Trazos Blanco 33 x 33 (1.22 x 1.22) floor tiles.
- Porcelanosa Venis White Line and Venis Orange Line 33 x 100 wall tiles.
- Toilet: Marmi Dakar Caliza 43 x 43 (1.29 x 1.29) floor tiles by Porcelanosa and Dakar Caliza 31 x 90 (1.29 x 3.54) tiles by Porcelanosa and stainless steel profiles of 2.50 cm.
- Kitchen: Porcelanosa Venis Assur Pulpis 44 x 46 (1.73 x 1.8) floor tiles and Porcelanosa White Line 31 x 90 (1.29 x 3.54) wall tiles.
- Utility room floor tiles and wall tiles.
- Ceiling in plain white plastic paintwork.

KITCHEN:

- Furniture: laminate coated SieMatic101 SL10 designer kitchen with high and low cupboards in 61125 lotus white matt. Worktops will be in KENSHO-coloured Silerstone with a gloss finish.

Appliances: AW220 190 hood in stainless steel, IC 264.112 induction plate, BM 220-111 stainless steel oven, and stainless steel microwave, all Gaggenau, Siemens SN 65 M 032 EU dishwasher. Integrable Siemens fridge and freezer.

- ALUMETALIC Sublime 400-U Silgranit two-basin sink .

INSTALLATIONS:

The cold and hot water pipes will be in propylene. The wastewater drains will be soundproofed to prevent noise. All bathroom fittings will be equipped with their own stainless steel U-bend. There will be a central hot water production system with stainless steel inverters. Every residence will be equipped with a hot and cold water meter.

BATHROOM EQUIPMENT AND TAPS:

- Bathrooms will come with a Philippe Starck Duravit or Roca Sacha bath with Grohe taps, featuring automatic inverter and temperature limiter.

- The Duravit brand Starck shower tray will have its own Roca brand Quartz PE and Quartz LF screen. Tap fixtures will feature a Grohe Turbostat thermostat, compact cartridge with wax thermo element, tap flow limiter, insulating material, hand-shower fixture and Silverflex flexo bar.

- Bidets are Bathroom Foster by Duravit with chrome plated Grohe Allure model taps and automatic drainage.

- Toilets are Bathroom Foster by Duravit with bowl, lid and cistern.

- Vanity tops are Bathroom Foster by Duravit with Grohe Allure model taps.

ELECTRICITY:

- Jung 10 AX Model mechanisms in shiny chrome. All rooms will be fitted with their own phone, TV, and RJ-45 fibre optic Internet socket.

- The living room will be equipped with centrally operated light regulators and electric shutters.

- All apartments will be equipped with Mundolight halogen lamps and rooms will be lit with indirect light.

- Halo model Fermax digital video entry phone with television and concierge connection.

- The stairs and garage will be equipped with energy saving motion detectors.

- The boxes will come with fluorescent screens, socket and separate electrical panels for each residence.

SPECIAL FACILITIES:

- Closed circuit television installations for the surveillance of the building entrance and garage.
- UHF TV antennae.
- Optic Fibre Internet connexions with RJ-45 sockets will be installed in all units.

HEATING:

- Central heating with a diesel boiler and another energy-efficient Wiessman hot water boiler with a kcal/h meter for each apartment.
- Runtal Arteplano vertical radiators are installed in the living room and Runtal RA towel rails in all bathrooms.
- The main bathroom has under-floor heating. There are Roca DUBA cast iron heaters in all rooms that feature digital thermostat temperature control with normal and reduced functions.

GARAGES, BOXES, STOREROOMS:

- Interior boxes have lacquered aluminium Futur-Plex automatic doors with remote opening.
- Hörmann automatic swing section-doors on the exterior boxes and at the main entrance.
- Garage flooring and box finishes in multi-layer epoxy resin.
- Storerooms with painted concrete walls and Alameda ivory-coloured ceramic flooring.

NOTE: The Company reserves the right to make any changes necessary to comply with technical, juridical or commercial requirements.
Expenditure on asset transfer tax, VAT, solicitor and notarial register will be assumed by the buyer.