



Quality & Technical
Specifications



Structure

The slabs will be reticular. The structure as well as the materials that comprise it, will be controlled and executed according to regulations (CTE and EHE).

Building Walls and Partition Walls

- The exterior enclosure will be formed by coloured plaster to be chosen by D.F. Half-foot of solid brick, water-repellent mortar, 4cm rock wool insulation (ROCKWOOL system or similar), air chamber and 13mm double board of plasterboard system.
- The separation between dwellings and common areas is formed of: a dry partition system consisting of a double laminated plaster board of 12.5 mm, a 48 mm galvanized steel sheet structure, separate pillars of 600 mm and channels with Insulation of 40/50 mm mineral wool, intermediate panel of 12.5 mm laminated plaster with 4 mm Danosa MAD acoustic membrane and new metallic structure of galvanized steel sheet of 48 mm, separate uprights to 600 mm and channels with insulation of 40/50 mm mineral wool and double laminated plasterboard of 12.5 mm.
- The interior divisions of the dwellings are made with a dry partition system formed with double laminated plaster boards of 12.5 mm insulated with rock wool panel. The supporting structure will be made of metallic profiles of galvanized steel sheet of 46 mm and separate uprights of 400 mm. In kitchens and bathrooms, the structure is made of metallic profiles of 70 mm and the outer panel is made of 15 mm laminated plaster (water resistant).
- The installations cupboard will be made of plasterboard with a hidden EUROFIRST profile, dimensions according to installation, with a spring CLICK closing system.
- Ledge made of polymer concrete type H of ULMA or similar. This will have 10° of inclination and will be embedded laterally 5 cm.

Note: any elements or their finishes may be subject to modifications or replacement with other elements of identical or better quality, according to technical decisions, manufacturing model changes, technical criteria or changing application norms.

External Carpentry

- Lacquered aluminum carpentry, with thermal break system by means of 24mm polyamide rod with minimum 60mm sealing sections and 60mm sheet section in lacquered aluminum profiles with a qualicoat seal of e=1.6mm anthracite grey (as per the RAL colour palette), with a minimum paint layer of 60 microns, polyester resin, perimeter sheet and frame seals, external sealing with neutral silicone and interior by epdm seal, handle lacquered in the same colour as carpentry. Screws in stainless steel, with cremone closure system, with pre-frame for gypsum board system.

With CE marking for carpentry.

- Classification: according to UNE in 1026 and UNE in 12207, class 4, in closed position and class 1 in microventilation position. Watertightness according to UNE in 1027 and UNE in 12211 and UNE in 12210, class C5.
- Glass: 6/12/6 with solar control layer sgg reflectasol grey colour with solar factor index equal to 0,32.
- Darkening system consisting of blinds of small aluminium slats, in the same colour as the carpentry, with internal filling made of polyurethane foam, rolled up in an external acoustic drum; motorized system to raise the blind with waterproof grommets to connect the engine to the conditioning mechanism via a small drum (20cm max.).



Note: any elements or their finishes may be subject to modifications or replacement with other elements of identical or better quality, according to technical decisions, manufacturing model changes, technical criteria or changing application norms.

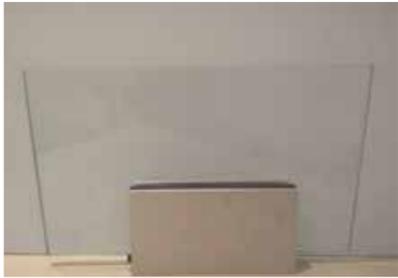


Internal Carpentry

- The main entrance doors will be armoured, in colour to be chosen by D.F. With interior lacquer. By GUILLEN or similar brand, with EI230 fire resistance ratings and 30 dB acoustic attenuation.
- The dwellings' interior doors will be smooth and lacquered in white (RAL 9010). By GUILLEN or similar brand. 35 mm with frame of 7 cm equal in height and finishing at the skirting board, which will be flush with the second plate of the partition. With rubber in frame to dampen door closure. Door will be flush with the exterior wall.
- Wardrobes with folding doors (without upper doors). Made by GUILLEN or similar brand, with damping hinges, interior coated with melamine vinyl finish, supporting band on shelf, and hang bars.
- Handles with rosette colour stainless steel (to be defined by D.F.)
- Latch in toilets and in the main bedroom.

Note: any elements or their finishes may be subject to modifications or replacement with other elements of identical or better quality, according to technical decisions, manufacturing model changes, technical criteria or changing application norms.

Protective Glass



- The stair railing will be made of laminated safety glass 55.1 with a stainless steel profile.
- The safety glass on the terraces will be transparent 8 + 8 stadip glass anchored with metal profiles.

Coatings FLOOR TILES



HOUSING FLOOR

Large format porcelain flooring 60 x 60 G.156, with skirting board 7 cm high.

- All floors within the housing area will be laminated with an anti-impact sheet, 0.5 cm thick.



TILING

High Quality Ceramic Tiling 30x60 cms.



WALL FINISHES

Housing: Smooth white walls painted white.

Exterior and common areas: Smooth white walls and stone walls.

Pool: High quality tiling.



CEILING FINISHES

Interior

- The false ceilings will be made of laminated plasterboard, suspended by a metallic structure, that serves to conceal the installations that run through the ceiling, and to hold decorative lighting elements, whilst providing additional sound insulation.
- In the bathrooms, there will be access areas of framed plasterboard with spring opening for the inspection and maintenance of the machinery.

Exterior

- The exterior false ceilings will be made of laminated plasterboard with protection against humidity, suspended by a metallic structure that serves to conceal the installations that run through the ceiling, and to hold decorative lighting elements.



Sanitary Appliances & Taps

STYLE



BATHROOM 1

TYPE E (PENTHOUSES)

Basin: Geberit Icon model - 90 cms, double basin. Ref. 500452011..

Basin cabinet: Geberit Icon model with double drawer Ref. 500441JH1. Natural Oak Colour.

Taps: Single lever control plus plug with chrome finish.

TYPE A-C

Basin: Geberit Icon model - 90 cms with single basin. Ref. 500465011.

Basin cabinet: Single drawer. Natural Oak colour. Ref. 500437JHI.

Taps: Wall mounted taps

TYPE B-D

Basin: Geberit Icon model - 120 cms with 2 basins Ref. 500455011.

Basin cabinet: with 2 drawers. Natural Oak colour.

Taps: HOTELS model with single control taps plus plug in chrome finish

Bathtub: SANYCCES CUBE bathtub (170x80) with HOTELS single-lever tap and plug in chrome finish plus chrome finish shower pack.

Toilet: Geberit Icon model wall hung toilet with seat and lid. SIGMA01 push button double flush in chrome matt finish.

BATHROOM 2



Basin: Geberit Icon model - 75 cms. Ref. 500451001.

Basin cabinet: with single drawer. Natural Oak colour.

Taps: HOTELS with single control lever plus plug in chrome finish.

Shower: Acrylic capped stone resin shower tray with multifunction hydro massage shower. Single control tap with chrome finish.

Toilet: Geberit Icon model wall hung toilet with seat and lid. SIGMA01 push button double flush in matt chrome finish.

TOILET



TYPE A-D

Basin: Geberit Icon model - 60 cms without cabinet. Ref. 500450011 Syphon bottle drainage. Ref. 15103521

Taps: HOTELS with single control lever plus plug in chrome finish.

TYPE E (PENTHOUSES)

Basin: Geberit Icon model - 75 cms Ref. 500451011.

Basin cabinet: with single drawer. Natural Oak colour. Ref. 500435JHI.

Toilet: Geberit Icon model wall hung toilet with seat and lid. SIGMA01 push button double flush with matt chrome finish.



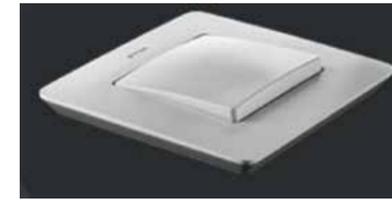
SANTA BARBARA
HEIGHTS

Furniture and Kitchen Installations

STYLE

- The kitchen is configured with an island distribution.
- The worktop will be silestone. The counter will rise perpendicularly to cover the space between the upper and lower cabinets.
- Built-in steel sink with low-flow single-lever tap and 5 l/min aerator that reduces water consumption.
- The furnishing includes the following Miele appliances:
 - Microwave oven
 - Dishwasher
 - Stainless steel extractor hood
 - Fridge-freezer
 - Ceramic induction hob
 - Electric oven
 - Washing machine

Note: any elements or their finishes may be subject to modifications or replacement with other elements of identical or better quality, according to technical decisions, manufacturing model changes, technical criteria or changing application norms.



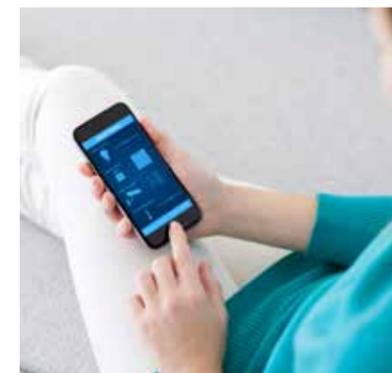
Electricity and Lighting

- The whole installation will be installed according to the Low Voltage Electrotechnical Regulation. The mechanisms will be SIMON 82 DETAIL, or similar, from NIESSSEN.
- The car parks will be equipped with electric charge sockets for vehicles.



Plumbing and Sanitation

- Installation of hot and cold water designed according to regulations with reticulated polyethylene pipes. PEX.
- The drainage network will be made of PVC pipe of the brand Ferroplast MUTE of 3.2 mm, except when it doesn't pass through housing.



Climatization and Hot Sanitary Water

- In order to achieve maximum energy efficiency, we will use a heat pump for hot-cold air, with an installation of external units on the roof and interior units in the secondary bathroom. The equipment will be of the Daikin brand or similar. The distribution is made through ducts with impulsion and return grilles in living room and bedrooms, with temperature control by a thermostat located in the main room and manual regulation of the diffusers of each room.
- An arothermal system will be used to cover the demand for hot water as required by the regulation.



Quality of Interior Air

- A mechanical system, with integrated aerators, will be used to regulate interior air quality. Extractors placed on the roof will remove air from core areas of humidity.

Note: any elements or their finishes may be subject to modifications or replacement with other elements of identical or better quality, according to technical decisions, manufacturing model changes, technical criteria or changing application norms.



Telecommunications

- The installation will be carried out in accordance with the new Telecommunications Infrastructure Regulation, RD 346/2011. The new regulation includes fibre optic and coaxial cable as additional infrastructures in the buildings, to allow the users to contract the services of telephony, broadband and television.
- A switch will be placed next to the panel for switching the Router on / off.
- FERMAX Skiine, or similar, electronic video intercom with buttons and lighting.
- The general circuit breaker of each house will have automatic reset in the differential independent of the refrigerator circuit, for operation in case of prolonged absences.



Elevators

- With capacity for eight people and automatic doors, suitable for use by people with reduced mobility.
- With energy saving system and steel finishes with LCD.
- Brand ORONA/OTIS or similar.



Common Areas

- LED spotlight integrated in ceiling with illumination via presence detectors.
- 'Beach' swimming pool, purification by saline electrolysis (salt water)
- Heated lap pool.
- Gym with cutting-edge equipment and yoga area.
- Sauna and Turkish bath area and changing rooms.
- Pool bar.
- BBQ area with summer kitchen and chillout outdoor terrace.
- Children's playground.
- Garden areas with drip irrigation system by Xeriscaping and indigenous species among which will be decorative LED lighting and lamps.
- The residency has a vehicle garage with an automatic door operated with remote control and controlled by security CCTV. From the apartments, you access the garage and storage rooms directly from the elevator, through an independent lobby.
- The garages are equipped with forced ventilation, monoxide detection and control, mobile fire extinguishers and LED lighting in all light fixtures, including emergency lighting.
- The locks for the common points of access to the building are mastered, allowing the use of a single key to access all of them.
- Every house is equipped with storage room and garage space.
- Installation of alarm in all homes.
- Home automation pre-installation.
- Security system.

Rooftop Installations

- A space will be designed for the location of ACS installations, so that all the bench or support elements necessary for the placement of the different elements will always be executed on the finished roof to allow the evacuation of waters under the elements. The rest will be finished with clean gravel between 16 and 32 mm which should form a layer of at least 5 cm of thickness.
- The car parks will be equipped with electric charge sockets for vehicles.