

**FOUNDATIONS AND STRUCTURE:**

Foundations using reinforced concrete footings to be confirmed based on the outcome of geotechnical report. Reinforced concrete structure as per project specifications in compliance with the Spanish Technical Building Code and applicable regulations.

**ROOFING:**

Flat accessible Roof-Sun deck, finished with non-slip ceramic tiles.

**FAÇADES:**

Rough texture façades with stone-effect paint finishing, acoustically and thermally insulated according to the Spanish Technical Building Code requirements.

**EXTERIOR CARPENTRY:**

High quality exterior carpentry in lacquered aluminium with thermal break and lacquered aluminium blinds in bedrooms. Double glazing with inner chamber.

**INTERIOR CARPENTRY:**

Armoured front door to the home with security lock and interior finish same as the rest of the doors of the house. Functional lacquered internal doors. Lacquered fitted wardrobes, from floor to ceiling, lined and equipped with hanging rail and luggage rack.

**INTERIOR PARTITIONING:**

Interior divisions built using partitions made from plasterboards on metal structure with acoustic/thermal insulation.

Separation between houses with ceramic brickwork, self-supporting plasterboard panels on both sides, including acoustic/ thermal insulation inside.

Separation in common areas using ceramic brickwork with plaster lining and skim coat towards the common areas and plasterboard panels on metal structure with thermal/acoustic insulation in the interior of the house.

**PAINTING AND FALSE CEILINGS:**

False plasterboard ceilings in those areas of the house as needed. Panel ceiling in bathrooms where air conditioning equipment may be placed. Plastic paint smooth finishing with soft colour on walls and white colour on ceilings in the entire house.

**FLOOR AND WALL COVERINGS:**

High quality porcelain stoneware flooring of 60 x 60 cm format throughout the house.

High quality porcelain stoneware flooring on terraces

High quality ceramic tiles in shower and bath areas in bathrooms.

Decoration and coating made of plaster on the ceilings.

**SANITARY WARE, TAPS & FITTINGS:**

White enamelled porcelain sanitary ware. Enamelled bathtub and ceramic shower plate with screen. Top quality branded mixer taps

**KITCHEN EQUIPMENT:**

Kitchen furnished with upper and lower units.

Electrical appliances: oven, microwave, extractor hood, ceramic hob, built-in combi refrigerator, integrated dishwasher and sink with mixer tap.

**FACILITIES:**

Air-conditioning system (heating & cooling ) via ducts with air supply grilles in living room and bedrooms.

Domestic hot water production by aerothermal energy.

Telecom installation with connection in all rooms except for the bathrooms.

Video door entry system installation.

**COMMON AREAS:**

Spacious garden areas with a unique landscape design. Walkable exterior floorings with non-slip ceramic tiles. Roads and paths of urbanization finished with printed concrete, with adequate treatment for exteriors.

Helicopter concrete finish flooring in garages, marking of parking area with 10 cm reflective colour paint band.

Outdoor community pools clearly differentiated areas for adults and children.

Spa with indoor heated pool, hydro-massage, Turkish bath, sauna, changing rooms, toilets and showers.

Fitness centre equipped for communal use.

Multipurpose community hall.

Automatic garage entry door with remote control opening.