



## ROOFING

Flat traffic-bearing roofs and terraces will bear a waterproofing asphalt coating protected with a geotextile mat, thermal insulation and reinforced protection with anti-slip porcelain tile flooring.

Non-traffic-bearing flat roofs will be inverted with a gravel finish, waterproofed by bitumen sheet previously primed with asphalt emulsion, and with thermal insulation.



## FACADE

Facades with white/grey mortar cladding on half-brick ceramic wall, thermal insulation and interior sheet of dry partition walls.

Safety glass placed on terraces and railings.



## OUTSIDE WOODWORK

### Windows:

Outside woodwork with thermal break, with quality approval. Graphite grey colour used on the outside and on the inside.

### Glazing:

Double climalit-type glazing with air Flow chamber.

### Blinds:

Blinds in bedrooms with aluminium battens in the same colour as woodwork elements.



## INTERIOR WOODWORK

### Access door:

Access door to the dwelling with three-point safety lock, and chrome accessories.

### Doors:

Usable interior doors lacquered in matt white, with hardware, chrome joint sealers and waterproofing MDF frames, and dead bolts in bathrooms and toilets.

### Wardrobes:

Built-in lined cabinets, lacquered in matt white, internally equipped with a hanging bar and a luggage rack.



## INTERIOR DIVISIONS

### Partitions:

Inner divisions using dry plasterboard partition walls with inner thermal-acoustic insulation, and special coating in humid areas with damp-proofing boards.

### Ceilings:

Interior ceilings of the dwelling in plasterboard or trimmed plaster, depending on the area. One of the bathrooms will have a false suspended ceiling for access to the air conditioning machine.



## FLOORING

Interior flooring of the dwelling in high-quality porcelain stoneware.

Exterior flooring for home terraces, in non-slip porcelain flooring, with skirting boards of the same material.

Garage with trowelled concrete pavement coated in quartz in rolling and parking areas.



## PAINTS

Horizontal and vertical interior walls in smooth matt white plastic paint, throughout the dwelling.



## BATHROOM AND TOILET COATINGS

Top quality porcelain wall tiling in humid bathroom and toilet areas.



## BATHROOM AND FAUCETS

White bathroom, Teka or a similar brand. PVC screens in shower trays. Top quality monoblock faucets. Lacquered MDF bathroom furniture.



## KITCHENS

Waterproofing MDF furniture. Equipped with a ceramic stove, an oven, a fridge, an extraction hood and a sink.



## SANITATION

Installation of totally separate water drainage system through independent sewage and rainwater networks. Designed and dimensioned according to the needs of the dwelling and in compliance with the regulations in force, the Technical Building Code Core Document-HS Health.



## PLUMBING

Installation according to the Technical Building Code Core Document-HS Health.

Installation of general shut-off valves at the entrance of each dwelling, in each humid room and individually for each sanitary ware appliance. Water distribution and sanitation pipes according to technical plans.



## DOMESTIC HOT WATER

Installation in dwellings to generate domestic hot water by means of individual AEROTHERMAL system, according to the regulations of the Technical Building Code Core Document-HS Health.



## AIR CONDITIONING

Hot/cold air conditioning system by means of individual AEROTHERMAL equipment, for distribution to rooms through ducts with air supply through grids and a thermostat control system. Air conditioning will be installed in all rooms except bathrooms and kitchens.



## ELECTRICITY

The design and dimensioning of all the elements of the installation will be projected according to the needs of the dwelling and in accordance with the requirements of the regulations in force, particularly the Low Voltage Electrotechnical Standards. Power points of each room in dwellings will be projected according to the needs of clients and under optimal comfort criteria. The projected systems will be of the highest quality. Pre-installation of charging points for electric vehicles in parking spaces.



## LIGHTING IN COMMON AREAS

Lighting in common areas by means of LED-type luminaires with greater energy efficiency, a longer useful life, an eco-friendlier light with low heat emission and low consumption. Minimal maintenance required.



## TELECOMMUNICATIONS

Installation of telecommunications according to the Regulations on Telecommunications Infrastructures. TV, Internet (broadband service according to availability of supply companies in the area) and telephone sockets according to the plans. Communal antenna for sound and television broadcasting services from terrestrial broadcasts.



## SAFETY

Video intercom for access control.



## RESIDENTIAL COMMUNITY

### Access ramp to garage and exterior flooring:

Gray colour concrete flooring. Access to garage via car lift.

### Swimming pools:

A saline chlorination swimming pool for adults and a children's pool, with gresite coating. Printed concrete flooring in the swimming pool area.

Toilets in the swimming pool area.

### Gardening:

Installation of an automatic drip irrigation system. LED luminaires for transit and garden areas.

Centralised mailboxes at the entrance of the building.