



Foundations and Structure

Reinforced concrete columns and waffle slabs. Structure reinforced to allow the installation of a Jacuzzi on the solarium.



Roof

Solarium roofs will be flat and walkable, with thermal insulation in extruded polystyrene and waterproofed with a double-layer membrane, finished with non-slip ceramic tiles laid with low-shrinkage cement mortar on a screed suitable for outdoor use. Roofs designated for installations will have the same configuration as the solarium roof; however, they will not be walkable and will be finished with gravel.



Facade

Ceramic facade with a scraped and painted monocouche render finish, incorporating ceramic cladding in selected areas. Load-bearing wall in ceramic brickwork or blockwork, according to project specifications. Continuous thermal insulation within the cavity. Laminated glass balustrades.



Interior Partition Walls

Party walls between properties formed by double ceramic brickwork with acoustic insulation and plasterboard lining on both sides. Internal partitions formed by plasterboard system on galvanised steel profiles with intermediate insulation. Finished in paint or ceramic tiling, as appropriate.



External Joinery

PVC window frames with double glazing and air chamber (Climalit type). Low-emissivity glazing with solar control (Guardian Sun type). Motorised blinds in the living room.



Internal Joinery

Armoured front entrance door with anti-bumping lock. Lacquered finish internally and panelled externally. Stainless steel handles. Lacquered wooden internal doors. Fully lined fitted wardrobes with drawer units and hanging rails.



Kitchen

Fully fitted kitchen with contemporary wall and base units featuring concealed handles. Soft-closing drawers and cupboard doors. Full-extension drawers with cushioned closing system. "Neolith" worktop or similar, with undermounted stainless steel sink and single-lever mixer tap. Integrated appliances included.



Bathroom

Vitrified porcelain sanitaryware. Single-lever mixer taps. Large-format extra-flat resin shower trays. 6 mm toughened glass shower screens. Wall-mounted vanity units.



Flooring and Finishes

Large-format porcelain floor tiles throughout the property, with C2-rated non-slip porcelain tiles on terraces. Bathroom walls finished with ceramic tiling. Internal vertical surfaces finished with smooth plastic emulsion paint. Suspended ceilings throughout the property. Terrace ceilings partially finished with rendered mortar coating.



Air Conditioning and Comfort

Individual ducted air conditioning system, including hot and cold unit. Individual arothermal system for domestic hot water. Pre-installation for Jacuzzi on the solarium.



Electrical Installation and Telecommunications

High-quality electrical fittings and mechanisms. Recessed LED lighting. Fibre optic installation with RJ45 data points in the living room and all bedrooms. TV points

in bedrooms, living room, terrace and solarium. Communal TV aerial and satellite dish installation with reception of international channels. Video entry system at the main access.



Residential Development

Fully enclosed gated development. Two communal swimming pools with separate adult and children's areas, Sun loungers and parasols in the pool area. C3-rated non-slip porcelain flooring in wet areas. Spacious landscaped communal gardens. Children's play area. Outdoor calisthenics and sports area. External LED lighting. Fitness Area with raised technical flooring and cardio and strength-training equipment by "NordicTrack" or similar.

Multi-purpose room with raised flooring and mirrored wall. Wellness Facilities (Sauna) with shower and changing room. Modern coworking space. Gourmet room fully equipped with kitchen, appliances and event furniture.



Parking and Storage Rooms

Garage access via automatic door operated by remote control. Communal garage finished in polished concrete. Pre-installation for electric vehicle charging point.



Extras

Choice of kitchen colours: units and worktop. Jacuzzi. Three colour finish options for flooring, walls and bathrooms. Home automation system.



Energy Rating: B

The information contained in this Quality Specification is provided for guidance purposes only. The developer reserves the right to modify the project's features, materials, layout, surfaces and design elements due to technical, administrative or project management requirements, without this implying any reduction in the overall quality standards.