



QUALITY LIST- PHASE XI

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundation and structure. Thermally insulated sanitary slab. In compliance with CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS

Façade enclosure with external wall in ceramic bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.

Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface on both sides.

Façade finish according to design combining porcelain stoneware and waterproof single-layer mortar, finished with paint coating.

ROOF

Non-accessible flat roof with extruded polystyrene thermal insulation. Asphalt membrane finished with a gravel protective layer for a waterproofing roof, according to CTE.

Villas 6 - 7- 8: Solarium included with interior staircase. Other Villas OPTIONAL

FLOORING AND TILING

Top-quality flooring indoors. Ground floor garden with top-quality, anti-slip porcelain stoneware tiles.

Bathrooms and kitchen tiled with high quality porcelain stoneware tiles. **Decorative shelf with LED lighting** in both bathrooms.

OUTDOOR CARPENTRY AND LOCKS

White, PVC outdoor carpentry, with hermetic sliding doors, and thermal aluminium shutters. **Double laminated glass 3+3 /12/ 3+3** with high energy efficiency. Includes **motorization of the large-sized blinds**, as well as ventilation grille.

Garden gate doors with white slatted aluminium panels, design according to management. Armoured entrance door, with CE marking, outer panel in PVC and plain white interior panel.

Stainless steel profiles and **safety glass** on top of the plot's front wall.

INDOOR CARPENTRY

Interior wooden doors lacquered in white colour. Door frame in beech natural wood, lacquered in white colour. Design according to management. Wheelchair accessible doors with **82 cm special width** in ground floor.

Modular wardrobes with lacquered hinged doors. Wardrobe modules with drawer units, shelves and coat hooks with 19 mm "linen textile" board. **Integrated LED lighting with opening sensor.**

Dressing room in master bedroom with 19 mm "linen textile" board, fully finished, with drawer units, shelves, clothes rack, pull-out trouser rack and mirror.

PLUMBING, SANITARY WARE AND SHW

Installation of hot and cold water plumbing with PPR pipes. In compliance with CTE. Shut-off valves in each wet room.

Top quality porcelain sanitary ware. Wall-hung toilets with built-in cistern in all bathrooms.

Bathroom furniture in lacquered wood, according to design. Porcelain designer washbasins or similar. **Mirrors with LED lighting. Built-in shower taps with mixer, shower head and hand shower.** Shower tray with non-slip treatment in all bathrooms.

Domestic hot water system for the house by means of aerothermal heat pump with 200-litre storage tank.

Transparent safety glass shower screens in all bathrooms.

Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical protection panel. 4 TV points. DTT aerial according to project. Pre-installation for optical fibre connection. White *Simon* 82 mechanisms or similar ones.

Interior lighting included with spotlights and led lights

Exterior lighting included with outdoor sconces

Video intercom. Interior monitor with a 7" colour screen.

HEATING AND AIR CONDITIONING

Fiberglass ducts pre-installation for air conditioning. Separate pre-installation in each dwelling's floor.

Heating in all bathrooms by means of an electric towel rail radiator.

POOL

Reinforced concrete pool with Jacuzzi. Stainless steel shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, two LED spotlights, and glass mosaic tiles. Complete water treatment equipment.

Pre-installation for heat pump.

DECORATION AND PAINTING

Walls and ceilings' smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with laminated gypsum boards and decorative vinyl.

Upper floor's terrace railing with stainless steel profiles and safety glass. **Interior staircase with LED lighting.**

KITCHEN

Design kitchen with LED lighting. Shock absorber hinges with *Blum Motion* system. **Compactor Silestone Marble Worktop.**

Balay electrical appliances are included (induction hob, extractor fan, built in fridge, built in dishwasher, washing machine; oven and microwave on top).

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