

QUALITY DESCRIPTION

The Items in the quality description are subject to change.

06/02/2024

ENERGY CERTIFICATE

- The properties have Energy Certificate Rating A.

ROOF

- Flat roofs, non-transitable, are waterproofed with two layers of 4 kg asphalt membrane each, combined with polyester fiber.
- They are divided into two areas: one of them allows for the installation of solar panels, while the other will have low-maintenance green areas. This includes a non-expansive soil layer and native vegetation.
- Rainwater is collected from the roof using drainage gutters.

FOUNDATION & STRUCTURE

- The foundation has been built by improving the ground through excavation and subsequent laying of selected soil, under the guidance and instructions of geologists.
- The foundation will be made of reinforced concrete slab, in compliance with specific regulations from the Technical Council. Additionally, we will adhere to applicable Technological Standards, anti-seismic norms, and protection against Radon gas.
- The entire building structure is made of reinforced concrete, constructed using the SISMO construction system, guaranteed for 10 years. This system consists of a three-dimensional mesh of galvanized steel rods and thermal and acoustic insulating material.
- Interior partitions made with laminated gypsum walls, with thermal and acoustic insulation based on rock wool.

FACADE

- The external walls are part of the structure, with thermal and acoustic insulation, on which a mortar with a flexible single-coat finish is applied.
- Pergolas have been designed to provide shade and maximize habitability in outdoor spaces.

EXTERNAL CARPENTRY

- • Door and window frames are made of dark gray PVC with thermal bridge break. Sliding windows and doors have double glazing with an air chamber. The living room doors are sliding "Hebe Schiebe" doors.

INTERNAL CARPENTRY

- Passage doors measure 82 cm x 230 cm and are installed with four hinges.
- They are made of solid MDF, lacquered in white with chrome handles. The bathroom doors have locks.
- Main entrance door (210 cm x 90 cm) with a composite metal sheet.
- Dark gray color with a reinforced lock and a lower weather seal.
- Built-in wardrobes (in bedrooms) with hinged doors. Interior made of white MDF, lined with a shelf, metal bar, and drawers.

WALLS & CEILINGS

- All interior walls are 9010 color with white ceilings. They are finished with smooth, semi-matte plastic paint.
- Bathrooms: Shower walls are finished with ceramic tiles, while the rest are painted with anti-humidity off-white color.
- False ceilings throughout the house made of laminated plasterboard.

FLOORING

- Interior: Porcelain stoneware tiles (60 cm x 60 cm) throughout the house.
- Exterior: Non-slip porcelain stoneware tiles (60 cm x 60 cm) on the terrace and pool area.
- Artificial turf in the garden

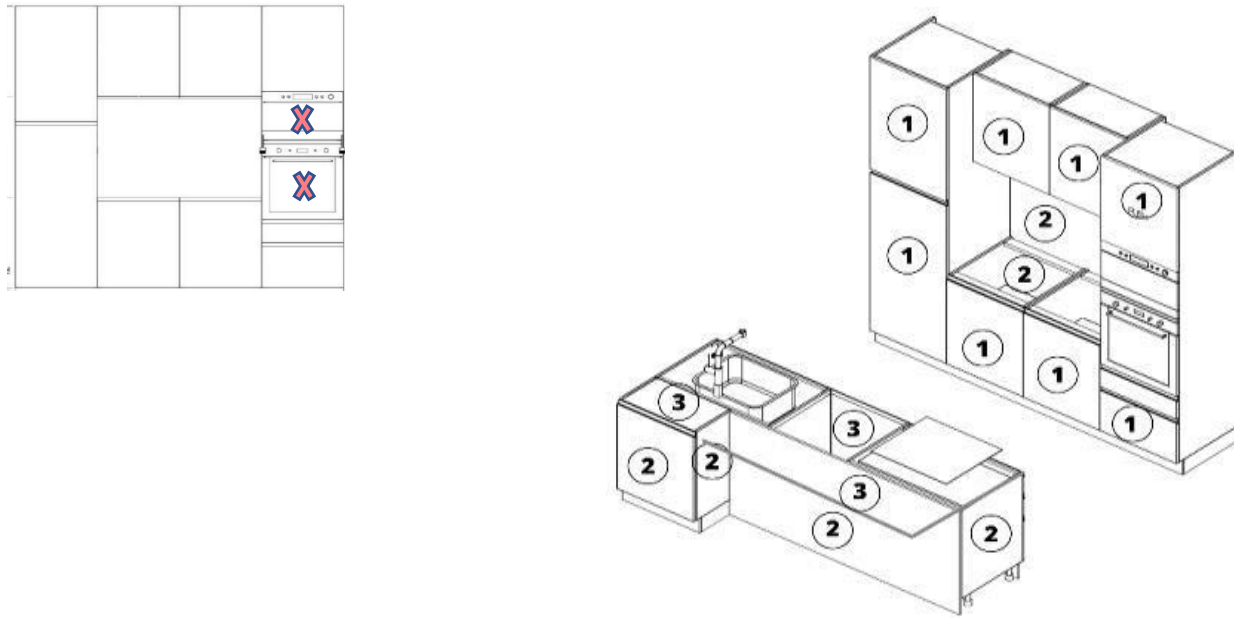
HEATING & AIRCON

- Ducted air conditioning installation with heat pump. Throughout the house except for bathrooms.
- Electric underfloor heating in the living room and bathrooms with individual thermostat per zone.
- Air renewal system in the kitchen, bathrooms, and guest toilet.

KITCHEN FURNITURE & APPLIANCES

- Kitchen wall unit and island as shown below.

- Kitchen: The area between the upper and lower cabinets and the upper cabinet countertop is finished with wood panels.
- Ceramic island countertop.



- Includes a single-handle sink faucet, electric water heater with aerothermal heat pump (in the laundry room) and pre-installation for accessories.
- Includes extractor hood and electric induction hob with 3 cooking points (Balay or similar brand).

PLUMBING, SANITARY AND FAUCETS

- Bathrooms: Suspended white toilet with soft-closing seat and integrated bidet. Integrated shower floor with glass enclosure, fixed showerhead, and hand shower - chrome-plated. Linear drain. Wall-mounted cabinet with white matte sink, chrome-finished faucets, and two wooden drawers. Mounted mirror.
- Main bathroom: Suspended white toilet with soft-closing seat and integrated bidet, white compressed stone countertop with lower shelf, two white matte sinks, chrome-finished faucets, and a mirror. Integrated shower floor with glass enclosure, fixed showerhead, and hand shower in chrome finish.
- Guest toilet: Suspended white toilet with soft-closing seat and integrated bidet. Wall-mounted cabinet with white matte sink, chrome-finished faucet, and two wooden drawers. Wall-mounted mirror.
- Safety water cutoff valve inside each bathroom and guest toilet.
- Two exterior hose connections.
- Hot water is produced using aerothermal technology.

ELECTRICITY, LIGHTING & TELECOMMUNICATIONS

- Includes LED lighting in the living room, hallway, and exterior. The rest of the rooms are prepared for the future owner to install their lighting.
- USB sockets in all bedrooms.
- Electronic intercom for access from the exterior of Oasis Altaona to the interior path. Doorbell at the property entrance.
- Home automation system with two smart switches.
- Communication box at the entrance for router installation (router not included).
- General electrical protection box located in the entrance.

POOL & GARDEN

- Landscaped area with drip irrigation system.
- Individual pool (size according to the villa model) with chlorine water treatment system. The pool is finished with porcelain stoneware tiles matching the exterior. Built-in stairs. Depth of 120 cm - 180 cm. Two white pool lights.
- Fixed anti-lime stainless steel shower with foot wash faucet.
- Non-slip porcelain stoneware shower floor.
- Manual sliding door at entrance of the plot.