

MEMORIA DE CALIDADES

• FOUNDATION AND STRUCTURE

Reinforced concrete footings joined with calculated bracing beams, in accordance with current regulations. Waffle slab, with reinforced concrete ribs and capitals, prefabricated concrete caissons. Monitoring of the execution of the work by an approved technical control body.

• ENCLOSURES AND PARTITIONS

Los Exterior enclosures made up of 1/2 of double hollow brick for cladding, interior rendering of cement mortar, air chamber with thermal and acoustic insulation, and interior lining of brick partition walls. Finished with washed mortar exterior cladding and cladding, according to project details to be determined by the project management.

Interior partition walls made of ceramic brick masonry with plaster on the outside, with acoustic insulation on the inside of rock wool or similar.

The divisions between dwellings will be formed by a double sheet of double hollow brick with intermediate acoustic insulation formed by rock wool or similar and coated on both sides with plaster.

• FLOOR AND WALL TILING

Flooring in homes using porcelain stoneware laid on a base of self-levelling mortar and bonding mortar, 1st BRAND QUALITY porcelain stoneware. Bathroom tiling laid with adhesive mortar, 1st BRAND AND QUALITY porcelain stoneware.

TILING: DURSTONE brand models.

-Bossa White (model with relief on the shower side wall) with Villa Ibiza White (smooth model for the rest of the walls).

-Siena Teak (model with relief on the shower side wall) with Clunia Arena (smooth model for the rest of the walls).

FLOORS: ARGENTA brand models.

OUTSIDE: Argenta Tanum Bone non-slip.

-INSIDE: Argenta Tanum Bone or Argenta Tanum Crema.

- **FALSE CEILINGS**

Fixed false ceiling throughout the house with "Pladur" type laminated plasterboard or similar, and removable plasterboard in the bathroom to conceal air-conditioning ducts and other installations.

Decorative lighting, according to the project.

- **EXTERIOR CARPENTRY**

Doors and windows made of ALUMINIUM FRAMING WITH THERMAL BRIDGE BREAKING, SLIDING OR OSCILLOBATIENT SYSTEM, anthracite grey or similar, compact with motorised aluminium slat roller shutter. Climalit type double glazing, consisting of 3+3mm exterior glass, 12 mm chamber and 3+3mm interior glass.

- **INTERIOR CARPENTRY**

Reinforced entrance door with galvanised steel sheet and surface coating similar to interior doors on the inside, security lock and panoramic peephole.

Smooth interior doors with 4 horizontal lines of white lacquered MDF, 203cm leaf, including solid 7cm smooth doorstops of the same material, hanging fittings and stainless steel handles.

Built-in wardrobes made of MDF lacquered in white, sliding panels 240cm high and lined on the inside with melamine module with textile finish or similar, with mezzanine and hanging rail.

- **PAINT**

Walls finished with SMOOTH PAINT applied with a full coat of putty and sanding, finished with two coats of plastic paint, walls in RAL 9003 and ceilings in white.

- **WALK-ON ROOFS**

Inverted flat walk-on roof, in solarium areas, with waterproofing membrane and thermo-acoustic insulation TECNOTERMIC DE TECNOL OR EXTRUSIONED POLYSTYRENE of 80mm, non-slip stoneware tile paving of the highest quality (Argenta Tanum Bone non-slip) or similar and artificial grass area.

- **SANITARY WARE AND FITTINGS**

Toilet MODEL GAP FROM ROCA or similar installed on the floor with cistern.

Washbasin taps MODEL AURA BY KASSANDRA or similar (matt black or chrome).

Shower faucet MODEL ARTEMIS CEILING by KASSANDRA or similar (matt black or chrome).

STONE TYPE EXTRAPLANOS shower trays with white slate edging.

Bathroom furniture MODEL VERA 6 WHITE LA FUENTE wall-hung or similar (1 drawer) or MODEL GRANDA wall-hung, wood finish with 2 drawers. Both with mirror and wall light.

• **ELECTRICAL INSTALLATION AND LIGHTING**

Electrical installation for 9,200 watt home, including connection for air-conditioning equipment. NIESSEN ZENIT white electricity mechanism or similar. Collective antenna, FM and telephone points according to ICT regulations, TV and TF points according to ICT regulations.

OTHER

- Air-conditioning installation, by ducts with connection between air-conditioner and condenser by means of copper tube. 1st QUALITY machine with a power of 7.000W of cold with heat pump and inverter system.
- Electric underfloor heating in bathrooms.
- Ventilation of dwellings through forced extraction, according to regulations.
- Video door entry system with monitor in the home.
- DHW (domestic hot water) generation by means of aerothermal energy.
- Kitchen units in a choice of finishes: Matt White, Soft Black or Vicenza Oak.
- Kitchen worktop: Blanco Norte, Zeus or Gris Expo.
- Bosch electrical appliances.
- Lighting with spotlights and LED strips according to project.
- Storeroom located on the ground floor for upper floor flats.

Compliance with current regulations on Acoustic and Thermal Insulation, Fire Protection and Common Telecommunications Infrastructures, all based on the Technical Building Code.

Legal note: The Seller reserves the right to make such modifications to the works as may be officially imposed on it and such modifications as may be required for technical, legal or commercial reasons.