

QUALITY MEMORIES

PLOT

All the houses have an independent plot and isolated houses, with swimming pool, recreation areas and parking area.

They have a vehicle entrance with a metal sliding door and a metal pedestrian door.

Typology A and B will have a gas barbecue on the back of the houses on the ground floor.

The plot is fenced around its perimeter, with a wall of 1,50 meters and 50cm of metal fence.

PLOT VEGETATION

All the plots have 1 large palm tree located near the boundaries as marked by the project. In addition, it includes linear areas of vegetation on one side of the plot and in front of the pool.

Pool planter with vegetation species pampas grass.

Planter located on the edges of the plot with shrubby vegetation and cactus.

The plots will have artificial grass on the ground floor and on the solarium, according to the project.

Drip irrigation in planters.

POOL

The pools have a length of 5 meters and a variable width depending on the plots. They are finished with white/grey/sand tiles and interior lighting.

Installation in a semi-buried shed on the plot.

Outdoor shower by the pool.

STRUCTURE

The foundation and structure are made of reinforced concrete, it is adapted to the current regulations, EHE and Technical Building Code (CTE).

FACADE

It is resolved with large flights, which provide the homes with large terraces. The facade has a decorative finish with two sheets of ceramic hollow brick with water-repellent rendering inside and coated outside. It has a large-format porcelain cladding in the terrace areas and the rest with monolayer mortar. All the facades have an air chamber between the two brick sheets for the thermal-acoustic insulation.

ROOF

The roof is flat with slope formation made with lightened concrete. It is waterproofed with an asphalt sheet reinforced with fiberglass felt and insulation based on 80 mm thick extruded polystyrene sheets. The roof is finished with ceramic flooring and artificial grass.

PARTITION WALLS AND CEILINGS

The interior partition walls have self-supporting interior with laminated plaster and isolation by mineral wool. The ceilings all over the house are made by laminated plaster, except in bathrooms, which are removable.

EXTERNAL CARPENTRY

The windows and balcony windows are made with PVC or aluminum with thermal break and compact system with aluminum shutters. Double glazing with air chamber 4+4/10/4 with low emissivity sheet.

FLOORING AND TILING

The flooring is made with wood-effect rectified porcelain stoneware. The tiling in bathrooms and kitchen will be of porcelain stoneware.

KITCHEN

The base and wall units have a laminate finish, top quality hinges and a cushioned closing system on drawers and doors. Quartz countertop, undermount sink and mixer tap.

Appliances included: refrigerator, dishwasher, oven, hood recessed in ceiling with lighting and induction cooker.

INTERIOR CARPENTRY

Entrance with armored door, with security lock and fixed glass. Interior doors with solid leaf and white lacquered MDF board and handle with stainless steel finish, 4 hinges, silent pocket latch.

PLUMBING

Hot and cold water installation, according to CTE, with pressure group and reserve tanks. Socket for washing machine and dishwasher. The sanitary devices will be of the Roca brand or similar. Toilets with built-in cisterns with a water-saving system. Built-in shower trays made with the same porcelain stoneware as the bathroom flooring. The mixer taps will be black. In the main bathroom there will be built-in shower faucets and rain-effect shower head. The bathrooms will be equipped with bathroom furniture and screens. Tap in solarium on the roof.

DHW INSTALLATION

Production of domestic hot water (DHW) through aerothermal energy.

AIR CONDITIONING INSTALLATION

Installation of air conditioning by heat pump, cold-heat inverter system through ducts through the false ceiling and with heat recovery.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

It will be carried out according to the Low Voltage Electrotechnical Regulations with protection elements in the control panel and different independent circuits. Electronic video intercom. Installation of digital terrestrial television and satellite dish with a socket in the living room and all the bedrooms. Telephone/data two sockets in the living room and master bedroom, and one socket in the rest of the bedrooms.

ILLUMINATION

Points of light in all rooms, without equipment.

Outdoor lighting of the plot by garden spikes.

Solarium lighting using LED strips with color change.

HOME AUTOMATION

Motorized blinds in all rooms except in the living-dining room, where there will be no blinds.

PAINTING

Smooth plastic paint on walls and ceilings.

IMPORTANT NOTE: *The promoter company reserves the right to carry out during the course of execution of the work and later in the guarantee period the necessary modifications in terms of materials and qualities due to technical, legal or commercial requirements, without this implying impairment in the overall level of quality*

EXTRAS:

- **Barbacoa en solárium de cubierta equipada con fregadero, zona de almacenaje y zona de fuegos.**
 - **Domótica Premium con alarma.**
 - **Suelo radiante en toda la vivienda.**
 - **Lamas verticales metálicas en fachada de dormitorio 2 para aislar visualmente.**
 - **Puerta de entrada a la vivienda acorazada.**
 - **Proyecto de iluminación global con equipos y diseño personalizado.**
 - **Punto de luz para coche eléctrico**
 - **Cerramiento de las zonas de barbacoa de planta baja en tipología A y B.**
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- **Barbecue on the roof terrace equipped with sink, storage area and fire area.**
 - **Premium home automation with alarm.**
 - **Underfloor heating all over the house.**
 - **Metallic vertical slats on the facade of bedroom 2 to visually isolate.**
 - **Entrance with armored door.**
 - **Global lighting project with personalized design and equipment.**
 - **Light point for electric car.**
 - **Enclosure of the barbecue areas on the ground floor in typology A and B.**