

QUALITY SPECIFICATIONS

Outside supervision of the project and execution of the works, including quality control, contracted with an accredited technical control office. Individual insurance policy for each home taken out for a maximum of ten years.

STRUCTURE:

Structure and foundations calculated according to a specific geo-technical study for the site. Foundations using flexible dual-structured shoes or reinforced continuum slab sewn to concrete perimeter walls to form a watertight caisson. Structure with flat floor and anti-seismic measures.

PARKING SPACE :

Car park with direct access from homes via lifts and staircase. Four entrances from the street : two on street 5, called "Calle Naranjo", and two on street 6, called "Calle Jazmin". All of them with remote -controlled motorised doors. Car park on semi-basement or basement level with natural ventilation. Emergency lighting and signage soundproofing layer between first- floor and car -park roof.

LOBBY AND STAIRCASE:

Common parts of building, lobby and staircase and entrance hall from street 6 "Calle Jazmín", staircase and landings with access to layout corridors, with marble, national granite or non-slip stoneware floor and lobby painted vertical faces with ceramic and mirrors on the front. Emergency lighting and signage for all common areas and evacuation routes. Six electric lifts, with no rooftops machine room. Mechanism for restricted access to car park.

ROOFING:

Flat, usable, sloping composed of cellular, with steam-barrier insulation, heat-insulation, lagging and waterproofing with asphalt sheeting (elastomeric modified bitumer) finished with floor tile ceramic flagstone.

EXTERIOR WALLS:

All four exterior walls made of visible solid brick, white in colour, lined inside with waterproof mortar, air chamber filled with heat insulation/ soundproofing and double brick interior partition with fine plaster finish.

INTERIOR PARTITIONS:

Interior partitions of homes made of double hollow brick. Dividing walls between homes made of heat-clay block. Dividing uncovered terraces made of finished walls on both sides culminated with or without superior railing depending on its situation. Fine plaster finish.

FACILITIES:

Joint antenna for TV-UHF-VHF, with amplifier room at head. Telecom facilities prepared for aerial (land) TV, standard TV, satellite TV and cable TV, and standard and cable telephone cable. 24-hour medical-emergency alarm with red alarm button. Outlets in living / dining-room and terrace or main bedroom.

Individual plumbing system with copper or covered polypropylene piping for hot water, with 50-litre electric water heater.

Cold and hot-water supply with stop cocks in all wet areas.

PVC sewerage system with individual siphons for all toilets.

Electrical wiring per LT regulations, with Simon, BIC or equivalent brand mechanism.

Covered terraces with electricity supply.

Uncovered terraces on the respective duplex apartments that are at the top floor with block consisting of washing and barbecue area with water and electricity supply and drainage.

Uncovered terraces on the already mentioned duplex apartments above first floor with running pergola for sun protecting. Videophone for access. Air-conditioning via inlet/outlet ducting with heat pump and individual units for each home.

FLOORING AND TILING:

Top-quality stoneware flooring tiles, continuous throughout homes with 8 mm. joints, covered terraces and common passageways for access to homes. Top-quality ceramic tiles, in soft colours with decorative strip or intermediate banding in kitchen and bathroom.

BATHROOMS AND TOILETS:

White porcelain toilets, etc. Roca or equivalent brand. Mixer taps for hot and cold water, Roca or equivalent brand.

KITCHEN:

In two-bedrooms homes, fully fitted kitchen with vertical block composed of washer-dryer, dishwasher, refrigerator, vitroceramic electric hob with matching electric oven and stainless-steel single-drainer sink.

In one-bedroom homes, built-in cooker in closed cabinet with holding or similar doors, equipped with washing-drying machine, refrigerator, vitroceramic electric hob with matching electric oven and stainless-steel single-drainer sink.

Smoke-extractor hoods with centrifugal turbine.

Spanish-granite worktops.

Wall-mounted and floor units lined with oak or similar wood along cooker length.

CARPENTRY:

Exterior carpentry in lacquered anodised aluminium, dark burgundy or similar colour, internal air chamber in frame and neoprene leaves and beadings. Bedrooms windows fitted with blinds, housed in compact block built into the carpentry. Entrance doors to living / dining-room and terrace fold 100% along side walls to create a single space. Exterior double-glazing with intermediate air chamber, Climalit type.

Interior carpentry wood, with frames and doors lined with Mobylla, oak or similar completely varnished.

Built-in wardrobes lined and finished with compact blocks in bedrooms with door locks, similar to other interior carpentry.

Front door with multi-point security lock and jemmy-proof hinges.

In order to facilitate access, interior wooden doors of bedrooms, in one of the bathrooms as well as the entrance from common areas will have a minimum width of 82.5cm, and kitchen and bathroom doors a width of 72.5cm.

PAINTWORK AND PLASTERWORK:

False ceiling in kitchen, bathroom and passageway, air plate with dark perimeter, facilitating access to installations. In duplex homes, the top floor is belved a 50% in living/dining-room.

Plaster cornice-type moulding for ceiling perimeter of living/dining room.

Plain polyurethane paintwork for inter ceilings, textured on walls.

COMMON PLOT AREAS:

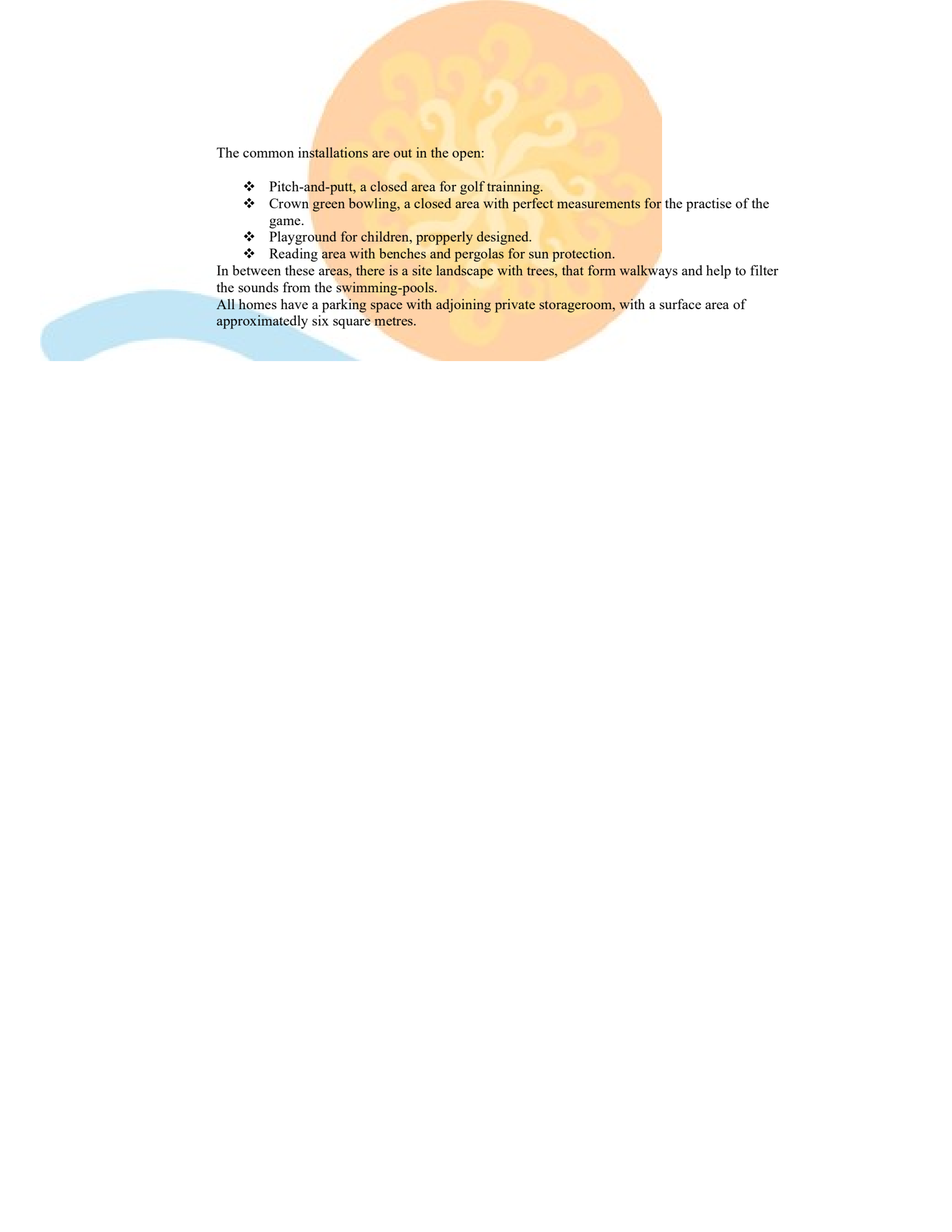
Two exterior swimming-pools, one for children and another one for adults forming a beach in one of its sides and surrounded by wide covered and semicovered areas (Fretwork pergolas) with access through staircases and ramps on the beach zone. A third covered and climatized swimming-pool to enjoy all along the year provided with special access for disabled people. The covered swimming-pool is placed on a spa area with different types of waterfalls and collective jacuzzis. The two swimming-pools for adults are of different depth.

Water treatment plant.

Shower facilities.

There are two more separated zones in the spa by transparent panelling, the first one is destined to a gym for the practise of aerobic exercises as well as a cardiovascular zone equipped with fitness and exercise machines. A consulting-room with a physiotherapist doctor cabinet.

Sauna and shower.



The common installations are out in the open:

- ❖ Pitch-and-putt, a closed area for golf training.
- ❖ Crown green bowling, a closed area with perfect measurements for the practise of the game.
- ❖ Playground for children, properly designed.
- ❖ Reading area with benches and pergolas for sun protection.

In between these areas, there is a site landscape with trees, that form walkways and help to filter the sounds from the swimming-pools.

All homes have a parking space with adjoining private storageroom, with a surface area of approximatedly six square metres.