

# QUALITY REPORT



## FOUNDATIONS AND STRUCTURE

The foundations and structure of this building will be completed in accordance with the Construction Project adapted to the specifications of the CTE. It will be wholly supervised by a state-accredited Technical Control Body (TCB).

Complying with the regulation in place, a ten-year warranty insurance policy will be contracted with a first-rate insurance company to cover the stability and solidity of the building.



## FACADE WALLS

The façade wall will be finished with a continuous, textured mineral or stone covering, colours to be defined by Project Management to achieve the desired aspect on each volume.

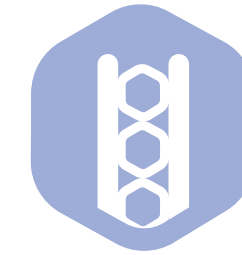
Interiors will feature thermo-acoustic insulation with special attention paid to the removal of all structural thermal bridges to ensure optimum climatic comfort.

Terraces will be closed with a laminated glass security rail and will feature window boxes in accordance with the composition of the design of the project.



## ROOFS AND TERRACES

The roof of the building will be flat and accessible, with thermal insulation and waterproofing to eliminate any possibility of thermal transmission or damp.



## PARTITIONING AND ISOLATION

Internal divisions between rooms with dry partition systems to achieve acoustic and thermal insulation values far and above historic values. The partitions consist of 2 13mm plaster panels on either side of an internal metallic support structure that comprises an intermediate chamber in which we place acoustic insulation.

Separation between properties with a mixed partition consisting of brick and plasterboard with a double 13mm laminated plaster panel, preventing bothersome noises between adjoining properties.

This dry partition system eliminates acoustic bridges throughout the facilities through the intermediate space of the partitions, guaranteeing optimum privacy between properties.

The walls are finished to a greater degree of perfection, allowing for a smooth painted finish. For the purpose of preventing bothersome noises in the normal use of the properties, we will sound-proof all slabs (under flooring) of the different properties using anti impact panels.

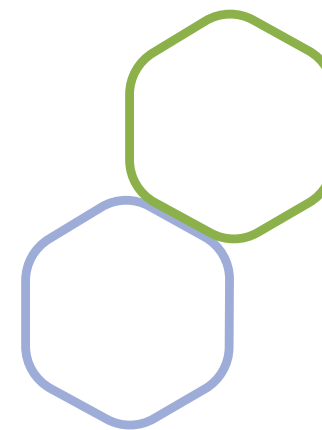
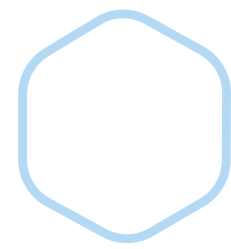
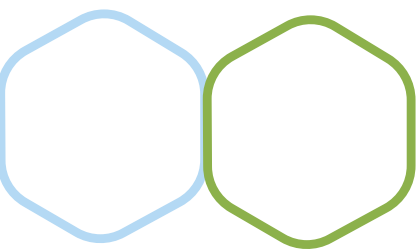


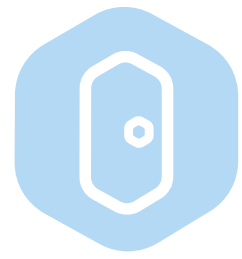
## EXTERIOR CARPENTRY

Sliding and hinged windows in colour-coated aluminium with heat channel breakage, installing a polyamide profile (excellent insulation capacity) which prevents the transmission of exterior-interior temperature and improved energy-saving and surface comfort of the carpentry, preventing condensation on the profiles.

Insulated double glazing (climalit) with security chamber in high-risk areas.

Aluminium external window shutters for darkening bedrooms, in the same colour as the carpentry. All in accordance with the specifications of the Technical Building Code (TBC).

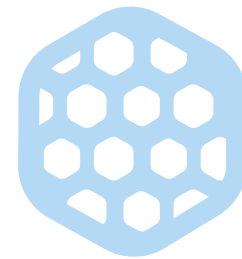




## INTERIOR CARPENTRY

Security entrance door to property finished internally to match the interior carpentry of the property. Internal doors finished in grooved white with chrome handles and locks, lending the property an elegant, original appearance.

Monoblock wardrobes with folding doors in the same finish and the interior carpentry of the property. The wardrobes shall be covered internally on the doors, back walls, ceilings and walls with a vinyl textile finish, providing maximum warmth and comfort within. All wardrobes will include shelf, hanger bar and drawers.



## FLOORING

Continuous large-format porcelain tile flooring by the firm **PORCELANOSA** throughout the property. Terraces, solarium and patio fitted with high-end anti-slip tile flooring for exteriors by the firm **PORCELANOSA**.



## PAINT

Vertical and horizontal facing masonry of properties with smooth plastic paint in colour to be defined by Project Management.

Stairs, corridors and common reception areas with smooth plastic base paint on walls and ceilings.



## BATHROOMS

Main and second bathroom, with tiled flooring by the firm **PORCELANOSA**.

The main bathroom with large shower plate, mirror, washbasin unit and designer tap fittings. The second bathroom will feature a bathtub.

In both bathrooms, both the toilet bowls and fittings will be supplied by the firm **PORCELANOSA**.



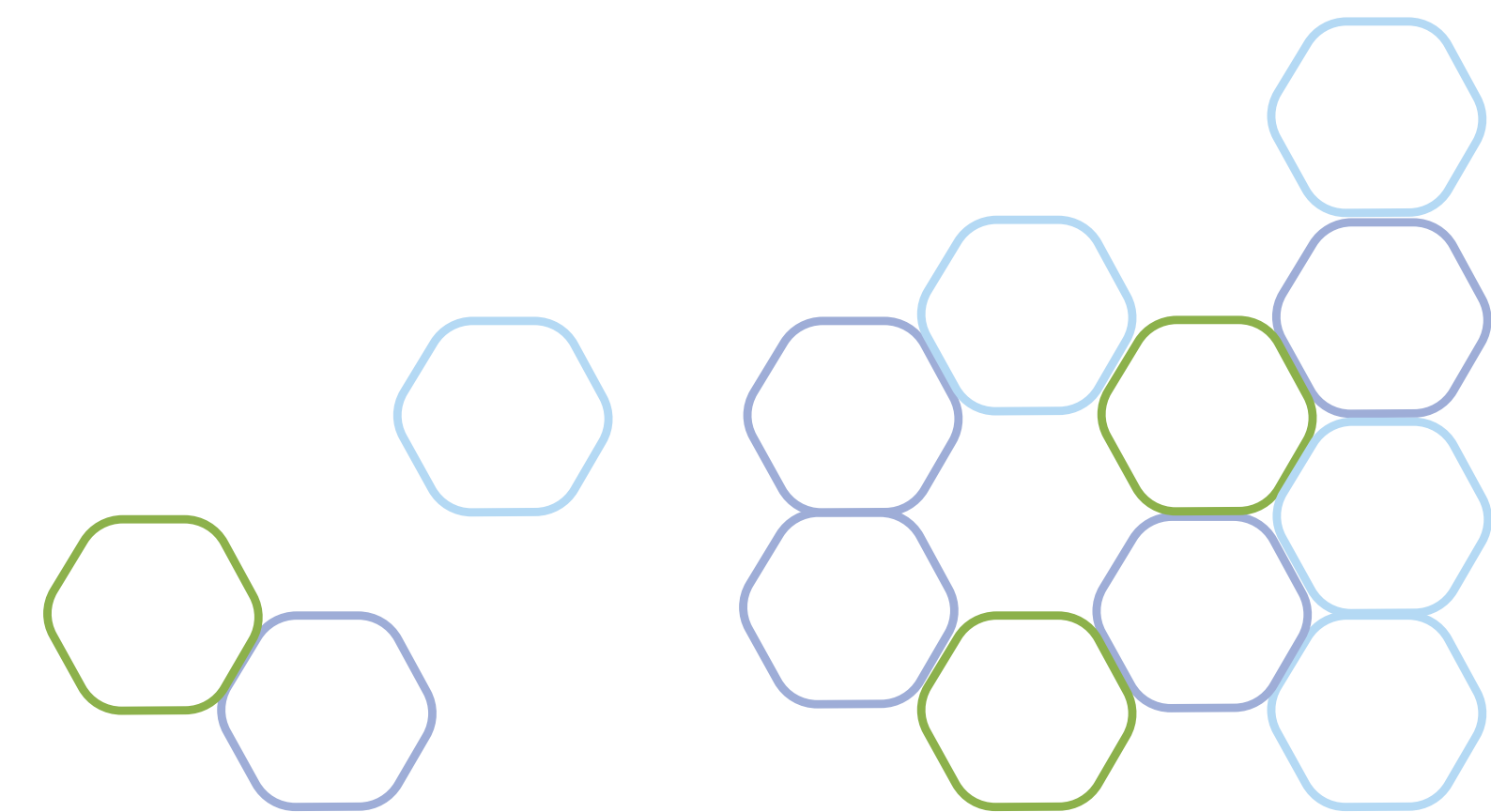
## PLUMBING INSTALLATION

Interior installation of properties for hot and cold water with cut-off valves in all wet rooms and for each sanitary fitting.

White vitrified porcelain sanitary fittings.

Large format shower plate and bathtub as per distribution indicated in plans. Chrome single action taps. All sanitary fittings and taps by **PORCELANOSA**.

Terraces with drain.





## ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

All properties are fitted with the elements required by the Low Voltage Electro-technical Regulation, with electrical mechanisms by the leading brands.

There will be TV and telephone sockets in the kitchen, living room and bedrooms.  
Installation of video intercom.  
High degree of electrification.



## AIR CONDITIONING AND HEATING

The installation of air conditioning shall be executed by heat pump (hot and cold) with a system of pipes with exterior elements (condensers) located in the roof, without occupying the interior space of the property.

A thermostat programmer will be installed in the living room.

The interior installation unit will be located in the accessible false ceiling of one of the bathrooms. VENTILATION AND EXTRACTION SYSTEM  
HS3 interior air quality guarantee, in accordance with the Technical Building Code (TBC).

The properties are fitted with elements such as the micro-ventilation of external carpentry, guaranteeing adequate ventilation, providing a flow of external air and ensuring the extraction of contaminated air.

At the same time and in accordance with the CTE, the properties have an extraction system guaranteeing comfort and hygiene within the property, as well as preventing the accumulation of humidity and the deterioration of the buildings.



## KITCHEN FURNITURE AND INSTALLATIONS

Kitchens by the firm **PORCELANOSA** with careful design in the composition of furniture to achieve a harmonious and functional aesthetic.  
Kitchens fitted with low and overhead units with high storage capacity and doors in white, inspired by linear forms and modern accessories. Counter top in textured material and recessed cast single kitchen sink with single action tap.  
High-end kitchen appliances: hob, multi-function oven and extractor fan.



## COMMUNITY FACILITIES

Private, gated estate with video surveillance.

Common area with spectacular views of the Mediterranean, in nity pool, extensive chill-out area with views, terrace bar and gym equipped with sauna.

Extensive garden area with urban furniture and lighting, extensive lounge and relaxation areas for unique natural environment integrated with its surroundings.

Children's recreation area and pool.

Multi-purpose community pool.

Volumetric presence detectors in closed common areas, to guarantee maximum energy saving.

Building equipped with fire detection and extinction installations.

Garage and common areas fitted with emergency lighting and signalling systems.  
Automatic door for access to garage with remote control.

Elevators providing access to the garage, fitted with automatic doors on all floors, photoelectric cell for control of opening and closure, capacity for six and four persons respectively, and cabins completed with a designer nish.

Carefully designed and decorated hallway and entrance.

Independent electric generator service consisting of installation of an emergency generator set in the event of a power failure to provide a service to certain basic community facilities.

All common areas will feature facilities and services that adapt to and guarantee accessibility for persons with disabilities.

All properties will have 1 or 2 parking spaces and a storage room.

\*Subject to the modifications for judicial, technical, commercial or legal reasons.

