1. FOUNDATIONS AND STRUCTURE.

The building's structure will be made of reinforced concrete, both in pillars and floor slabs, in compliance with current regulations and the Technical Building Code.

The foundations will be executed in accordance with the findings of the geotechnical survey.

The basement retaining walls will be constructed in reinforced concrete.

An independent technical control body will supervise the correct construction of the structure, which will be covered by a ten-year structural insurance policy..

2. FAÇADES.

The façades will comprise a ceramic brick enclosure, an air cavity with sprayed thermal insulation, and an interior lining of laminated plasterboard attached to galvanised steel profiles, together with a second layer of mineral wool thermal and acoustic insulation.

The façade finishes will combine exposed face brickwork with areas rendered in white trowelled cement mortar.

The double insulation along the entire internal perimeter provides excellent thermal conditions inside the building, exceeding the requirements set out in the Technical Building Code.

On the terraces, to ensure the correct installation of laminated glass railings with U-shaped metal handrails, the parapet walls will be made of reinforced concrete with a finish matching that of the façades..

3. ROOFS

The roofs will be built using an inverted waterproofing and insulation system, comprising a double waterproofing layer and a layer of thermal insulation. This system is designed either as a layer before paving in walkable areas or to be covered with a protective layer of gravel in non-walkable areas.

This insulation system, together with that of the façades, wraps the entire building, minimising thermal bridges and reducing the dwellings' energy consumption..

4. INTERIOR PARTITIONS

The interior partitions of the dwelling will be built using a partition system based on laminated plasterboard attached to galvanised steel profiles, with internal acoustic insulation made of rock wool. Moisture-resistant laminated plasterboard will be used in areas prone to moisture.

The partitions between dwellings will consist of sound-insulating brick walls, lined on both sides with laminated plasterboard attached to galvanised steel profiles and rock wool acoustic insulation, ensuring proper sound insulation.

In the basements and storage rooms, the interior partitions will be made of brick walls, rendered and painted on both sides..

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5. CEILINGS

Both inside the dwellings and in the common areas, suspended ceilings made of laminated plasterboard will be installed, with moisture-resistant boards in wet areas, and fitted with the necessary access panels to allow proper maintenance of the installations.

On the exterior terraces, the ceilings will be in textured exposed concrete.

6. FLOORING

The floor finishes throughout the development, both in the dwellings and in the common and outdoor areas, will be porcelain stoneware.

Inside the dwellings, all floor finishes will be laid over an impact-sound insulation membrane to ensure proper acoustic insulation between dwellings.

These floor finishes will have a non-slip surface in outdoor areas, common areas and in rooms where required by regulations.

The skirting boards will be made of lacquered MDF inside the dwellings, and ceramic skirting, matching the floor tiles, will be used in wet areas and the remaining rooms.

7. WALL TILING

All wall tiling throughout the development will be porcelain stoneware pieces.

Inside the dwellings, the areas of the bathrooms most exposed to moisture (the washbasin wall and the shower perimeter) will be tiled in a single colour, using different textures.

In changing rooms and common rooms, small-format white ceramic tiling will be used..

8. EXTERIOR JOINERY.

The exterior joinery will be made of lacquered aluminium in a medium tone, featuring a thermal break, and equipped with hanging and security fittings. It will also include double glazing with an intermediate air cavity and laminated safety glass with a low-emissivity coating.

The opening systems of these units will be either hinged, tilt-and-turn or sliding, depending on their dimensions and the rooms in which they are located.

Manual roller blinds with aluminium slats and injected thermal insulation will be installed in the bedrooms.

All joinery will bear the corresponding quality mark certifying the level of airtightness and thermal/acoustic insulation required by the Technical Building Code.

9. INTERIOR JOINERY.

The entrance doors to the dwellings will be security doors, featuring an external finish in tones that match the floor lobbies and an internal finish that matches the internal doors of the dwellings.

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The internal doors will be made of MDF, lacquered in a matte white finish, and will feature privacy locks in the bathrooms and the master bedroom.

The built-in wardrobes and dressing rooms will be modular, with a high-resistance laminated interior finish, and will be fitted with a luggage shelf and hanging rail.

The wardrobes will feature floor-to-ceiling doors, lacquered in a matte white finish. The fittings, handles and knobs will be in matt chrome..

10. PAINTWORK.

Inside the dwellings, the walls and ceilings will be finished with smooth matt white plastic paint, with anti-mould paint applied to bathroom and laundry room walls that are not tiled.

In the entrance halls and common areas, both the walls and ceilings will be finished with smooth matt white plastic paint.

Parking spaces and storage room doors will be marked and numbered.

11. DRAINAGE

To ensure maximum acoustic comfort in the dwellings, the drainage network for wastewater, soil and rainwater will be separated and built using a system of soundproofed PVC waste pipes, downpipes, and collectors up to their connection with the existing main sewer network.

12. PLUMBING.

The distribution of hot and cold water will be carried out using thermally insulated cross-linked polyethene pipes, with shut-off valves in each wet room and angle valves on each appliance.

Cold and hot water connections will be installed for the washing machine and dishwasher..

13. AIR CONDITIONING AND DOMESTIC HOT WATER (DHW)).

The installation for producing both domestic hot water (DHW) and air conditioning will be provided by a high-energy-efficiency aerothermal system.

This system comprises an outdoor unit, located in the installation cupboard on the terrace, which extracts energy from the air and transfers it to both the indoor hot-water storage unit, located in an installation cupboard in each dwelling, and to the indoor air-conditioning unit, located above the suspended ceiling of the second bathroom.

14. VENTILATION & EXTRACTION.

A dynamic air-extraction system will provide ventilation in the areas with the greatest production of odours (basement, bathrooms and kitchen). The extracted air will be conveyed to the roof, from where it will be expelled through a duct positioned in the direction of the prevailing wind.

The system ensures the renewal of air throughout the dwelling and prevents the appearance of condensation without the need to open the windows. It also provides

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excellent hygiene and health conditions, with improved indoor air quality, which contributes to greater energy savings and acoustic comfort.

15. ELECTRICITY AND LIGHTING

The electrical protection panel of the dwelling will be located inside the courtesy cupboard next to the entrance.

The electrical installation, in terms of both the number and distribution of light points and power sockets, will exceed the minimum standards required by the REBT, providing greater convenience of use and efficiency.

The electrical fittings will be of top quality in white.

LED lighting will be included in the bathrooms and kitchen area, with pre-installation provided in the remaining interior rooms of the dwelling.

LED wall lights and a waterproof power socket will be installed on the terraces.

In the common areas, exterior areas of the development, garages and storage rooms, low-consumption LED luminaires will be installed, operated by timers or presence sensors to ensure minimal energy use.

Emergency lighting will also be provided by low-consumption LED luminaires.

16. TELECOMMUNICATIONS.

The characteristics of this installation will comply with the requirements of the Regulations governing common telecommunications infrastructure.

The dwelling will be equipped with a telephone, local network and TV conduits, with sockets in the main rooms of the dwelling.

Access points to the development and the entrance halls will be fitted with an electronic video entry system with a colour screen.

17. OTHER INSTALLATIONS

The garages will be equipped with forced ventilation systems, carbon monoxide detection and control, as well as fire protection and emergency lighting systems, in compliance with current regulations.

The parking spaces will include pre-installation for electric vehicle charging, in accordance with current regulations.

A communal aerial will be installed in the development for terrestrial and satellite signal reception.

The automatic vehicle access doors to the garages, located on the perimeter fence and in the basements, will be operated by remote control.

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18. SANITARY WARE, TAPS AND FURNITURE.

The sanitary ware, taps, vanity tops and bathroom furniture will be from leading brands.

The WCs will be made of white vitreous porcelain, with dual flush and low water consumption.

The vanity tops will be made of resin or similar material, with double integrated basins in the main bathroom and a single integrated basin in the second bathroom.

The bathroom units will include a drawer, will have a lacquered finish, and will be wall-hung, leaving storage space beneath the vanity tops.

The taps will be chrome. Single-lever cold-start mixer taps will be installed on the washbasins for improved energy efficiency, and the showers will feature single-lever mixers with a bar and overhead shower head.

The shower trays will be flat resin trays, 70 cm wide, supplied without screens.

19. PRIVATE-USE GARDENS AND PRIVATE TERRACES

The private garden areas belonging to the ground-floor dwellings will be delivered with topsoil, without landscaping, and with a water outlet for irrigation, ready for landscaping by the owners once the dwellings are handed over.

Private terraces will be equipped with an irrigation outlet and a drainage system, allowing owners to landscape the area with planters once the dwellings are handed over.

The dividing boundary between the rear private gardens shall consist of a planted hedge.

20. KITCHENS.

The kitchens will be equipped with two 60 cm tall units, one for the installation of the refrigerator and the other for the installation of the oven and microwave, together with four 60 cm units with high-capacity base and wall cabinets, in accordance with the project design, with doors and interiors finished in decorative laminated material.

The kitchen worktop and upstand will be made of quartz mineral.

The ceramic hob, oven and extractor hood are included, as well as the sink and tap. The remaining furniture, the island/peninsula and any appliances that may appear in the renderings are not included.

21. COMMON AREAS

The landscaping of the communal areas follows a landscape design in which different species of hedges, aromatic plants, fruit trees and native trees from this Mediterranean area have been combined to ensure minimal water consumption, together with the automatic irrigation system.

The swimming pool will use a salt chlorination system and will be located in the south-western part of the development to guarantee the greatest number of hours of sunshine and predominant views of the surroundings.

The enclosed pool area includes a sun lounger area and access to changing rooms.

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