



# BUILDING SPECIFICATIONS ING

**Structure** made of reinforced concrete with B-500 SD corrugated steel, earthquake resistant.

**Exterior enclosure wall** made up of a double panel of ceramic brickwork and/ or plasterboard, air cell and acoustic and thermal insulation. **Interior divisions** with brick walls and/or plasterboard in different areas by decision of the technical team.

**Facade cladding** using porcelain tiles in wood finishing in specific areas and white monolayer mortar.

**Main armored** security door of the house finished in brown on apartments and wood finishing in villas on the outside, and white on the inside.

**Exterior carpentry** in anodized aluminum lacquered in brown color textured, thermally broken profiles, and motorized blinds in bedrooms. Glass with solar control, low emissivity in the living room.

**Flooring** with large format porcelain stoneware model (60x60) interior/ exterior in apartments and in villas and penthouses format (100x100) interior and wood finish porcelain on the exterior of the villa. Colours to be chosen by the client from different options.

**Ceilings** in hall and specific areas using suspended plasterboard painted in white colour and checkable suspended ceilings in bathrooms.

**Pre-installation of air conditioning** system with ducts, cooper piping and electrical wiring to install the heat pumps on the roof.

**Inside doors and wardrobes** in DM lacquered in matt white. Interior of wardrobes finished with shelves, clothes rail and drawers.

**Electrical wiring** with TV and Internet RJ45 sockets in all the rooms and the living room, light points at the terrace and plot. The interior lighting, spotlight type, is included, except for the lamp in the living room. Exterior lighting is also included in the house.

**Kitchen unit** in white stratify board combining colours Ecu and Wood (other colors and finishing options), and **worktop** made of 2cm Silestone ® or Compac ® in apartments, and large porcelain worktop of 12mm on villas, colors to be chosen among different options. Sink and **hood** included.

**Domestic hot water system** arotherm with a 110 liter accumulator.

**Hand washbasin furniture** in bathrooms with two drawers and washbasin in vitrified white porcelain, and countertop and **wash- basin** on villas. **Shower** floor made with anti-slip porcelain pavement and steel drain grate and **shower enclosure** with fixed glass. In wall flush **toilet** tank system.

**Private swimming pool in villas** Different dimensions (depending plot and villa type). Heat-pump pre-installation.

**In common areas of the apartments**, large pool with children's area and relax-spa area.

**Perimeter of the plot** using concrete block walls finished off by white monolayer painted in white and metal fence covered with mediterranean decorative heather. **Vehicle entrance** using motorized gate including remote control.

**Car park** area in each villa. And parking in each apartment building, with storage units an facility rooms.

**Video intercom system** installed in each villa with connection to the main access of the urbanization.

Each villa has its **Energy Efficiency Certificate** obtaining a letter B.

