



QUALITY DESCRIPTION

“RESIDENCIAL RAMBLA Y MAR”

FOUNDATION AND STRUCTURE:

- The foundation is carried out using isolated footings and reinforced concrete tie beams.
- The structure consists of unidirectional reinforced concrete flat slabs, with beams cast "in situ". The sanitary slab is placed in an air chamber over the ground.

EXTERIOR AND INTERIOR CLOSURES:

- The façade closure is made of 11 cm triple hollow brick, externally finished with an air chamber and thermal insulation, 8 cm hollow brick, and an interior finish of plasterboard.
- Interior partitions are made with 7 cm double hollow brick, prepared for subsequent finishing.
- The separation between homes is done with double acoustic brick partitions, with an intermediate cavity to house the acoustic insulation.

FINISHES:

- The exterior walls are rendered with monocapa mortar, complemented by rectangular stone cladding in the housing divisions.
- The interior partitions and ceilings are finished with projected plaster.
- The bathrooms and kitchen fronts will be tiled with pieces selected from a catalog.
- The flooring in the homes will be made of porcelain stoneware, also chosen from a catalog. For terraces and gardens, exterior-grade porcelain stoneware will be used.
- The interior painting will be smooth plastic paint, applied to the walls and plasterboard ceilings.

THERMAL AND ACOUSTIC INSULATION:

- Exterior closures will be thermally insulated with EPS panels, according to the thickness specified in the project.
- XPS panels will be installed on terraces and roofs for thermal insulation, with the thickness determined by the project.
- Rigid rock wool panels will be used as acoustic insulation between homes and on party walls.
- Terraces and roofs will be waterproofed with a 4 kg/m² asphalt membrane.
- Floors separating homes will include an anti-impact sheet.

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PLUMBING INSTALLATION:

- The cold and hot water circuits will be made of PPR piping.
- Sanitary ware in bathrooms and toilets will be made of vitrified porcelain.
- Showers in the master bathroom will be made of resin with an anti-slip finish and a shower column; in the other bathrooms, the shower will be made of porcelain with single-handle faucets.
- Domestic hot water will be produced using an aerothermal heat pump with a 150-liter storage capacity.
- All faucets in bathrooms, toilets, and the kitchen will be single-handle type.
- Cold water taps will be installed in terraces and garden areas of ground-floor units.

SWIMMING POOLS:

- Ground-floor homes will have a swimming pool, the dimensions and shape of which are specified in the project. The filtration system will be appropriately sized for each pool's volume and will be integrated into a semi-buried fiberglass casing. All pools will be equipped with a shower.

ELECTRICAL INSTALLATION:

- The electrical installation will be carried out in compliance with the Low Voltage Electrical Regulation.
- Each home will be equipped with TV and FM sockets in the living room, kitchen, and bedrooms, as well as an internet and landline telephone socket in the living room.

INTERIOR CARPENTRY:

- The entrance door to the home will be armored.
- The interior doors will be solid and lacquered in white.
- Wardrobe fronts will have hinged doors, also lacquered in white.

EXTERIOR CARPENTRY:

- Thermolacquered aluminum carpentry will be installed in graphite black, with a thermal break and monoblock roller shutters, operated by a pull chain. The living room's roller shutter will be electric.
- The windows will feature double glazing with a 4/12/4 air gap.

AIR CONDITIONING:

- The pre-installation of air conditioning will be carried out using rectangular ducts made of high-density rigid panels, fully finished.

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