

# QUALITY MEMORIES

## FOUNDATION AND STRUCTURE



Deep foundation according to geotechnical study with reinforced concrete structure, complying with current regulations. Designed with a waffle slab, a 5 cm compression layer of concrete and electro-welded mesh and earth network that derives the possible over-loads of electricity outside the dwelling area.

## ROOFS AND TERRACES



The terraces will be flat and walkable. They will be executed with a formation of slopes, waterproofing, insulation and a flooring finish in stoneware tile for exteriors.

They will be finished off with metallic railings at the top and made of brick coated at the bottom.

The roof installations will have the same configuration as the terraces, although they will not be passable and will end with a layer of gravel.

## FACADES



The facade will be made up of an external cladding in porcelain stoneware, with a partitioned solid brick exterior with projected thermal insulation and double interior partition with laminated gypsum board on a galvanized steel structure with another layer of insulation of thermal-acoustic rock wool inside.

## PARTITION



Divisions between interior rooms are formed by a double plasterboard system laminated on both sides, on a galvanized steel structure with interior insulation of a thermal-acoustic of rock wool and finished in paint or ceramic cladding according to the room.

Divisions between households are built by a double laminated plasterboard system on galvanized steel structure with interior thermal-acoustic insulation of rock wool in both sides of the wall, and intermediate separation made with perforated ceramic brick.

## INSULATION. THERMAL AND ACOUSTICS



Anti-impact acoustic insulation under the flooring of houses.

Acoustic and thermal insulation in separations between different houses and separations between houses and common areas.

Thermal insulation in facade and roof enclosures.

## EXTERIOR CARPENTRY AND DOUBLE GLAZING



In dark-colored aluminum or similar with a thermal bridge and double glazing with an air chamber and 'Guardian Sun' type solar control. It will be a security measure in fixed panels below one meter in height. They will have roller blinds with thermal insulation and electric drive according to the construction project.

## INTERIOR CARPENTRY



Armored door to access the housing, with steel structure and frame, lacquered finish on the inside and panelling on the outside, with stainless steel handle and anti-bumping lock.

White solid interior doors with a smooth finish. All doors with chromed hardware.

Built-in wardrobes, lined inside. Sliding or hinged cabinet doors depending on each house. They have a fully extractable drawer unit with autobrake, panel of trunk and hanging bar.

## FLOORING, TILING, CEILINGS AND PAINTING



Stoneware flooring throughout the house and top quality non-slip outdoor stoneware in terraces.

Tiles in bathrooms and toilets, with porcelain stoneware, of top quality in large format.

False plasterboard type ceiling throughout the house.

Vertical and horizontal housing walls in smooth white plastic paint.

## KITCHEN



Equipped with high and low furniture of great capacity. Porcelain countertop imitating natural stone. One bowl stainless steel sink with chrome-plated single-lever faucet removable swivelling. Provision of household appliances: induction hob, oven, hood extractor fan, microwave and washing machine. It also includes a built-in dishwasher and refrigerator.

## SANITARY FITTINGS AND TAPS



Sanitary ware of top quality of vitrified porcelain in white color with toilets suspended.

Shower trays executed at ground level with non-slip finish and integrated screen.

Wall-hung washbasin cabinets with chrome-plated single-lever taps.

## ELECTRICITY, TELECOMMUNICATIONS AND HOME AUTOMATION INSTALLATIONS



Electrical installation for high degree of electrification (9.2 Kw). Indoor installation with top quality mechanisms.

Fiber optic installation with RJ45 data outlets in the living room and all the bedrooms.

TV sockets in all the bedrooms, living room and terrace.

Collective installation for TV receiving antenna and satellite dish with reception of signals for television in several languages.

Home automation control for the home lighting and the electric drive of the blinds.

Automatic video intercom in the main entrance.

## AIR CONDITIONING AND VENTILATION



Sanitary hot water by aerothermal monobloc heat pump system.

Air conditioning through ducts by means of a heat pump (cold/heat) controlled by a thermostat digital via wi-fi and individual control system per room.

The bathrooms will be equipped with electric radiant floor heating controlled by digital thermostat.

## URBANIZATION



Perimeter gated urbanization according to project design with controlled access.

The common areas have a swimming pool for adults and children, a children's play area, gym, calisthenics area for adults, paddle tennis court and bicycle parking with pre-installation for electrical recharging.

## PARKING



Each house has a parking space and storage room in the basement.

The access to the urbanization has an access door with activated automatic opening by remote control.

\*The information contained in this document is illustrative and may be subject to changes on the bases of the criteria established by the supervising management.

