

## **BUILDING FEATURES**

**FOUNDATION :** Foundation and armed concrete beams.

**ESTRUCTURE :** Unidirectional, formed by columns, flat beams and armed concrete beam.

**ROOF :** Flat, accessible and passable, type solarium, formed by exterior ceramic floor, qualities, waterproofing and thermal insulation.

## **HOUSE FEATURES**

### **MASONRY**

- ✓ The facade is formed by double wall bricks and a chamber with insulation panels inside, according to the regulations.
- ✓ Partitions of hollow double brick.
- ✓ Separation between houses. Solid perforated bricks with acoustic isolation DANOFON or alike, according to the regulations, Pillars coating and hollow brick large format walls among other rooms.

### **INSULATION**

#### **HEAT INSULATIONS :**

- ✓ Insulation between land and house through ventilated air chamber, according to regulations.

#### **SOUND INSULATION (IMPACTODAM SHEET)**

- ✓ Top insulation floors with IMPACTODAM (sound insulation sheet) according to regulations.

### **COATINGSO**

**Facade:** Mortar coating monolayer type, with roller printed finish in White colour.

#### **Indoor:**

- ✓ Smooth Paint in Walls and ceilings, washable, breathable, anti-mildew.
- ✓ False plaster roof in bathrooms and kitchen.  
(DEPENDS ON THE TYPE OF HOUSE)

- All homes have contracted a ten-year guarantee insurance for damages for the fundamental work in compliance with law 38/99 of November 5 on building plane (LOE).
- In the opinion of technical team, the aforementioned materials will be susceptible to modification by others or alike of superior quality.



## FLOORING AND TILING

**Outdoor:** Terraces and communal areas with large format porcelain.

**Indoor:**

- ✓ High quality, porcelain and large format tiles and skirtings all over the house.
  
- ✓ Kitchen bench and shower bathrooms area: high quality tiling.



## CARPENTRY AND GLAZING

**Outdoor:**

- ✓ Exterior carpentry: aluminium lacquered in Antracita colour RAL 7016 with RPT, according to the European standard series.
- ✓ Double glass glazing and air chamber. according to CTE.
- ✓ Balconies in lounge and bedrooms, depending on house type.
- ✓ Balcony railings in metal guides with security glass.
- ✓ Shutters in all Windows, in bedrooms and one in the living room.
- ✓ Bathrooms with tilt and turn window without shutter.

**Indoor:**

- ✓ Main gate with security lock, in White colour with panoramic peephole.
- ✓ Smooth lacquered passage doors with brass handles and latches in bathrooms.
- ✓ Wardrobes in bedrooms with one shelf on the top lacquered in White colour.



## FACILITIES

**Plumbing and bath fittings**

- ✓ Indoor installation with thermoplastic pipes or another approved by the regulations and umbrella system from the ceiling.
- ✓ High quality bath fittings and mixer taps.
- ✓ Washbasins with cabinets.
- ✓ Toilets.
- ✓ Shower tray in bathrooms.
- ✓ Nuos Split inverter for sanitary hot water with 150 litres.
- ✓ Split air conditioning pre-installation in bedrooms and lounge.

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## **ELECTRICITY**

- ✓ Indoor installation with mechanism BTICINO type or alike.
- ✓ TV socket in lounge and all rooms.
- ✓ Telephone socket in lounge and master bedroom.
- ✓ TV installation by cable and antenna .
- ✓ Extractors in bathrooms (excluding bathrooms with window in houses located at corners)

## **KITCHEN**

- ✓ Full furnished, top and bottom cupboards, on countertop single sink and worktop.
- ✓ Induction hob and extractor.

## **SOLARIUM (TOP FLOOR HOUSES)**

- ✓ Electricity plug and TV antenna point.
- ✓ Water tap.

## **GARDENS (GROUND FLOOR HOUSES)**

- ✓ Perimeter fence with monolayer built wall and refined finishes with roller printed in White colour..

## **GARDENS**

- ✓ Perimeter fence with wall finished in monolayer mortar.
- ✓ Children´s play and recreation area.

## **RESIDENCIAL COMPLEX AND COMMUNAL AREAS**

- ✓ Two large areas of 2.605,09 square meters in total.
- ✓ Pedestrian access and others with common areas of printed concreted and artificial grass.
- ✓ Communal telecoms installation enclosed area (R.I.T.U.)with TV, telephone, internet, satellites.

## **SWIMMING POOL**

- ✓ Two communal swimming pool with 142 square meters sheet of water, for adults and children. Garden areas.

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