

# QUALITY REPORT (RUSTIC FLOOR)

## Fontana Di Trevi model

### 1. FOUNDATION AND STRUCTURE

- Houses will be constructed using an insulated slab system and load-bearing walls as outlined in the Structural Code.

### 2. FAÇADE

- The façade features a single-layer cladding in white or a colour to be determined, combined with natural stone areas (masonry).
- Enclosure consists of 19 cm thick thermo-clay brick, internally coated with cement mortar.

### 3. ROOFING

- Inverted flat roof not passable.
- Includes thermal insulation and waterproofing, with a coarse gravel top layer for protection.
- Living spaces are equipped with thermal insulation, waterproofing, slope formation and a vapour barrier.

### 4. EXTERIOR CARPENTRY

- Secure entrance door with a safety lock and anti-lever hinges.
- White aluminium joinery with aluminium shutters, marble sills and double glazing.

### 5. INTERIOR CARPENTRY

- White lacquered interior doors with lined frames, steel flashing and handles.
- Built-in wardrobes with hinged doors to match the joinery.
- Interior walls are plastered and painted.

### 6. WALLS

- Walls are constructed with a 4 cm insulated chamber and 8 cm brick, covered with plaster.

### 7. FLOORING

- Customizable flooring options in porcelain stoneware.
- Non-slip flooring on the outdoor terrace.
- Sidewalk of the house will be 1 meter wide.

### 8. BATHROOM

- High-quality ceramic tiles for flooring and vertical walls, customizable from proposed finish options.

## **9. SANITARY FACILITIES**

- White vitreous porcelain sanitary ware.
- Shower trays and shower enclosure and a single-lever chrome or black faucets.
- Bathroom furniture with built-in washbasin and mirror.

## **10. KITCHEN**

- Kitchens equipped with laminated panels for low and high units, with provisions for refrigerator, dishwasher, and oven installation.
- Silestone or similar worktop with glass-ceramic hole, island setup and an extractor hood.
- Sink made of steel or similar with single-lever taps.
- The kitchen's front wall is clad with high-quality ceramic tiles.

## **11. FALSE CEILINGS AND PAINTING**

- Smooth matte white plastic paint on vertical and horizontal walls.
- Laminated plasterboard and removable plasterboard false ceilings placed in the bathrooms housing the facilities.

## **12. ELECTRICITY, TV AND TELEPHONE INSTALLATION**

- High-voltage electrical installation with high-quality mechanisms.
- TV and data points installed in bedrooms, living room and pergola.
- Pre-installation of wall lamps on the exterior façade.
- Video intercom.
- Pre-installation of two light points on the entrance wall of the plot.

## **13. AIR CONDITIONING AND DOMESTIC HOT WATER**

- Pre-installation for hot/cold air conditioning, with ducted distribution in the living room and bedrooms.
- Domestic hot water provided by a 100-litre electric heater.
- Provision for a fireplace installation in the living room's smoke outlet.

## **14. RENEWABLE ENERGY SOURCES**

- Pre-installation of photovoltaic panels for self-consumption of electrical energy.

## **15. VENTILATION AND EXHAUST SYSTEM**

- Mechanical ventilation with heat recovery unit to improve energy efficiency.

## **16. WASTEWATER TREATMENT SYSTEM**

- Septic tank.

## **17. FIELD FENCING**

- 4mx2.20m automatic sliding vehicle access door with motor and control included.
- Front fencing of the plot with 2 gabion walls of 2.50mx2.20m.
- 2,500m<sup>2</sup> of the plot fenced based of simple twist mesh made of galvanized steel, of 1.75m high.
- Post-box integrated into the pedestrian service door.
- Two water points in the park.

## **18. SWIMMINGPOOL**

- 8.00 x 4.00m saline pool finished in mosaic tile with white copings and LED spotlights.
- Stamped concrete around the pool.
- Artificial grass area of more or less 15m<sup>2</sup> and an outdoor shower.

## **19. ENERGY EFFICIENCY**

- Spain Mediterranean Experience quality report developed according to the most recent legislation, so that our inspiration villas meet the standards and even exceed them in many cases.
- Optimized construction solutions for reduced energy consumption and enhanced user comfort.
- State-of-the-art technology for air conditioning and air quality systems.
- Energy-efficient LED lighting.

# QUALITY REPORT (RUSTIC FLOOR)

## Coliseo model

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### 2. FAÇADE

- The façade features a single-layer cladding in white or a colour to be determined.
- Enclosure consists of 19 cm thick thermo-clay brick, internally coated with cement mortar.

### 3. ROOFING

- Hip roof with tiles finish.
- Includes thermal insulation and waterproofing, with a coarse gravel top layer for protection.
- Living spaces are equipped with thermal insulation, waterproofing, slope formation and a vapour barrier.

### 4. EXTERIOR CARPENTRY

- Secure entrance door with a safety lock and anti-lever hinges.
- White aluminium joinery with aluminium shutters, marble sills and double glazing.

### 5. INTERIOR CARPENTRY

- White lacquered interior doors with lined frames, steel flashing and handles.
- Built-in wardrobes with hinged doors to match the joinery.
- Interior walls are plastered and painted.

### 6. WALLS

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### 7. FLOORING

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### 8. BATHROOM

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- Shower trays and shower enclosure and a single-lever chrome or black faucets.
- Bathroom furniture with built-in washbasin and mirror.

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- Kitchens equipped with laminated panels for low and high units, with provisions for refrigerator, dishwasher, and oven installation.
- Silestone or similar worktop with glass-ceramic hole, island setup and an extractor hood.
- Sink made of steel or similar with single-lever taps.
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