



BALLEMAR VI: CONSTRUCTION SPECIFICATIONS

- ✓ **DESCRIPTION OF THE HOMES AND COMMON AREAS:** The project consists of 33 homes with 1, 2, and 3 bedrooms, all of which include a parking space and storage room. The homes on the 4th floor (penthouse) feature a private terrace with independent access from inside the home and are available with 2 and 3 bedrooms. In addition, the building will include a rooftop solarium and swimming pool.
- ✓ **COMMON ZONES:** Pedestrian and vehicle access from Carreteros Street. The development includes a swimming pool area and parking spaces.
- ✓ **FOUNDATION:** The building's foundation is constructed with reinforced concrete footings using HA/30/B/20/XA2 concrete and B-500-S steel. The foundation design is adapted according to the geotechnical analysis conducted on the site and complies with the new structural code, Royal Decree RD 470-2021 of June 29.
- ✓ **STRUCTURE:** The foundation is constructed using concrete footings with HA-25/B/20/XC1 concrete and B-500-S steel, with dimensions and strength reinforced concrete footings with adapted to the project's load requirements.
The horizontal structure consists of waffle slabs made of reinforced concrete HA/25/B/XC1 and B-500-S steel, composed of reinforced concrete ribs in two directions along with vibro-pressed concrete coffered slabs with a total thickness of 30 cm.
- ✓ **ROOF:** Flat roof with waterproofing made of asphalt membrane reinforced with fiberglass felt and insulation consisting of 80mm thick extruded polystyrene boards, finished with non-slip ceramic flooring.
- ✓ **FAÇADE:** The façade consists of a multi-layer construction system, including a 12 cm thick ceramic brick wall, 8 cm thick EPS thermal insulation with a thermal transmittance coefficient of 0.029 W/mK, and an interior partition wall made of 7 cm thick hollow ceramic brick. Terraces feature glass railings, with the interior finish consisting of polished exposed plaster, while the exterior is covered with monocouche mortar and porcelain cladding according to the design.

- ✓ **PARTITIONS AND CEILINGS:** Separation between homes and common areas is done with brick walls including acoustic insulation. Interior partitions will be built with brick featuring acoustic insulation. Ceilings throughout the home are made of plasterboard, finished with plastic paint. In bathrooms where air conditioning units are planned, the ceiling will be removable.
- ✓ **FLOORING:** Porcelain stoneware flooring throughout the entire home.
- ✓ **EXTERIOR CARPENTRY AND GLAZING:** High-quality anodized aluminum exterior carpentry with Climalit double glazing. The main entrance door to the home is reinforced and equipped with a security lock. Interior doors feature solid cores with white lacquered MDF panels, stainless steel-finish handles, four hinges, and silent latch bolts.

Windows and balcony doors are sliding, made with aluminum or PVC profiles, featuring double glazing with air chambers of 3+3/12/3+3 in balcony doors and 4/12/6 in windows, including a low-emissivity coating. Shutters will be made of aluminum with polyurethane foam insulation.

- ✓ **INTERIOR CARPENTRY:** Bedrooms include built-in wardrobes with fronts matching the solid oak-reinforced MDF interior doors.
- ✓ **KITCHEN:** The kitchens will be delivered with upper and lower cabinets in a laminated finish, featuring high-quality hinges and a soft-closing system for drawers and doors. They will include a national granite countertop and an under-mounted stainless steel sink, along with premium-quality eco-friendly single-lever faucets. The kitchen will also include appliances (refrigerator, oven, microwave, ceramic hob, extractor hood, dishwasher, washing machine, and dryer).
- ✓ **TILING AND FLOORING:**
The exterior flooring in common areas will have a non-slip surface, in accordance with the Technical Building Code (CTE). Interior floors will be finished with large-format porcelain stoneware. Bathroom walls will be covered from floor to ceiling with M-5 type mortar coating and high-quality tiles.

- ✓ **PLASTERWORK AND PAINTING:** The ceilings of the home are made of gypsum panels (plasterboard), installed on a metal structure made of galvanized profiles. The panels will be type N, with a smooth finish and painted white. The final surface of ceilings and walls will be coated with smooth plastic paint, ensuring good durability and moisture resistance.
- ✓ **PLUMBING:** Interior installation with certified polypropylene or multilayer piping. Domestic hot water (DHW) production via aerothermal system. Faucets will be single-lever. Ventilation of wet areas through ducts for forced extraction. All bathrooms will be equipped with vanity units and shower trays.
- ✓ **ELECTRICITY AND TELECOMMUNICATIONS:** In accordance with Low Voltage Regulations, safety devices are included in the control panel along with multiple independent circuits. High electrification level (9.2 kW). White-colored switches and outlets. Electronic video intercom system. Installation of digital terrestrial television and a satellite dish with connections in the living room, bedrooms, and main terrace. RJ45 telephone/data connections in the living room and bedrooms.
- ✓ **GARAGES AND STORAGE ROOMS:** Each homeowner will have one parking space and one storage room, with a motorized access and exit door to the garage.
- ✓ **COMMUNAL POOL AREA:** The residential complex will feature an outdoor swimming pool finished with stoneware or mosaic tiles and equipped with lighting. Elevator access will be available up to the communal rooftop terrace.
- ✓ **OTHER INSTALLATIONS:** Ducted hot/cold air conditioning throughout the home. Private terraces with water connection, TV antenna point, and power outlet.