

Foundations and Structure

The foundations and reinforced concrete structure will be designed and built according to the geotechnical study, current regulations, and the Technical Building Code.

The foundation will consist of a slab, tie beams, and foundation walls. The structure will be made of reinforced concrete with one-way floor slabs.

Exterior Walls

The exterior walls will be made of ceramic materials with thermal and acoustic insulation. The façades will be finished with a scraped single-layer mortar in a color selected by the project management team.

Exterior Windows and Doors

Aluminum frames in matte black with thermal break technology. Shutters will be aluminum, motorized, and in the same color as the frames, using a monobloc system. Double glazing with low-emissivity glass and argon gas insulation will be installed.

Interior Walls

Walls between properties will be built using ceramic brick, finished on both sides with plasterboard and mineral wool insulation to improve soundproofing.

Flooring

Inside the property, high-quality porcelain tile flooring will be installed. Outdoor areas and wet rooms will have non-slip flooring.

Wall Finishes

Walls in bedrooms, living rooms, and hallways will be painted with smooth white paint. Bathrooms, kitchens, and utility areas will have high-quality ceramic wall tiles.

False Ceilings

Plasterboard false ceilings will be installed in bathrooms and in other areas where required for installations, as determined by the site management.

Interior Doors and Wardrobes

The main entrance door will be matte black aluminum with three security locking points, a handle, and a peephole. Interior doors will be smooth, white lacquered wood with 7 cm frames. Built-in wardrobes in bedrooms will have a wood finish and include a shelf, hanging rail, and drawer unit.



Kitchen Units

The kitchen will be fitted with high-quality upper and lower cabinets. It will include an integrated extractor hood, with the option to upgrade appliances at an additional cost. The worktop will be porcelain, and the sink will be stainless steel and undermounted.



Bathrooms and Fixtures

Bathrooms will include a vanity unit. Toilets will be made of white porcelain, and showers will have a built-in tray finished to match the floor.

Chrome single-lever taps will be installed. Showers will include a column with a rainfall head, and bathrooms will come with shower screens.



Plumbing and Air Conditioning

Water installations will follow current regulations using PPR piping. Hot water pipes will be insulated to prevent heat loss. Domestic hot water will be supplied by an electric heater.

The property will include pre-installation for ducted air conditioning, with the option to install the system as an upgrade.

All properties will include a mechanical ventilation system in line with regulations.



Electricity and Telecommunications

The electrical installation will comply with low voltage regulations. All rooms will have TV and telephone points.

The property will include a video intercom system and access to a communal TV antenna, in accordance with telecommunications regulations.



Solariums

Solariums will have non-slip porcelain flooring, along with water and electricity points.



Communal Areas

The development will be a gated community with large green areas. It will include two swimming pools (one for adults and one for children), showers, and leisure facilities such as pétanque courts, children's play areas, an outdoor gym, and mini-golf.

Mailboxes will be installed in communal areas in accordance with postal regulations.



Parking and Storage

All properties will include a parking space and a storage room located in the basement, with direct access from each building's staircase.

This quality specification report will be subject to modifications that, for technical reasons, or of any other nature that may be necessary, may be incorporated by the Project Management.