



QUALITY SPECIFICATIONS

1 | The structure

FAÇADE

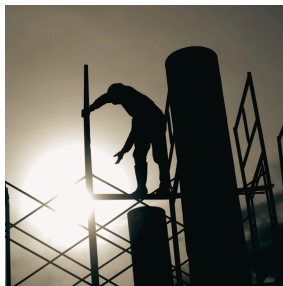
- Brick factory façade with continuous cladding and plastic paint, high-performance thermal insulation, complying with the Building Code. It will be backfilled with a single self-supporting plasterboard panel.
- Terrace railings made of factory-made floor tiles, metalwork or glass, according to design.

PARTITIONS

- Interior partitions made of single self-supporting plasterboard panels with thermal and acoustic insulation of mineral wool.
- Separation between dwellings by means of a 7cm thick brick leaf lined on both sides with single self-supporting plasterboard panels with thermal and acoustic insulation of mineral wool or rock wool.

ROOFS

- Flat non-walkable roof with extruded polystyrene insulation and protection with gravel and/or artificial grass.
- Flat walkable roof with extruded polystyrene insulation and paved finish combined with artificial grass.



2 | The apartment

INTERIOR CARPENTRY

- Entrance door: Armored door, lacquered in white.
- Interior doors: Semi-solid doors lacquered in white.
- Built-in wardrobes: Monoblock type made of chipboard with a white melamine exterior finish and a textile-type melamine interior finish. Top shelf and hanging bar.
- Wardrobe doors: Finished in white, smooth and solid leaves with hinged or sliding opening according to the criteria of the Technical Direction.

FLOORING

- Ceramic tile or technical laminate flooring.
- Baseboards: MDF, in the color of the wooden carpentry.
- Non-slip ceramic tiles for exteriors: In clotheslines and terraces according to commercial plans.

EXTERIOR CARPENTRY

- PVC or aluminum carpentry with thermal bridge break, in a color to be chosen by the Technical Direction.
- Opening: Hinged or sliding opening, according to the criteria of the Technical Direction.
- Glazing: Double glazing type CLIMALIT or similar.

WALL CLADDING

- Vertical walls: Smooth plastic paint.
- Bathrooms: Ceramic tile cladding combined with washable plastic paint according to design and layout to be chosen by the Technical Direction.

CEILINGS AND SUSPENDED CEILINGS

- Suspended ceiling: In bathrooms, kitchen, and in general in all living areas where suspended installations run.
- Rest of the house: Gypsum plasterboard casing with a smooth white plastic paint finish.

PLUMBING

- Distribution system: Polyethylene pipe distribution system with insulation shell where required by regulations.
- Water point: One water point with faucet on a terrace or garden per dwelling. It will be located on the façade of the dwelling.

SANITARY WARE

- Sanitary ware in white.
- Toilets will have a dual flush system to save water.
- Bathroom faucets will be single-lever type.
- The main bathroom vanity unit will be wall-mounted.

3 | Features

KITCHEN:

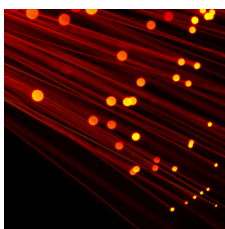
- High and low capacity cabinets made of chipboard with melamine finish.
- Wall cladding between high and low cabinets made of laminated board.
- Quartz, porcelain, resin or similar countertop.
- Ceramic hob.
- Oven.
- Microwave.
- Extractor hood integrated into the high cabinets.
- Stainless steel sink with single bowl and single-lever faucet.

INDIVIDUAL AEROTHERMIC SYSTEM FOR HEATING, COOLING, AND HOT WATER

- Single air source heat pump system for winter heating, summer cooling, and domestic hot water production.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATIONS

- Color video intercom. Access control will be carried out by means of an automatic video intercom terminal connected between the dwelling and the main access door to the plot.
- Basic grade electrification according to the Low Voltage Regulations.
- White mechanisms.
- Installation of TV sockets in the living room, bedrooms and kitchen, as well as on one terrace per dwelling located on the façade.
- Telephone installation with sockets according to current regulations.
- Each terrace will have a light point on the ceiling or façade according to the project.
- Building with fiber optic installation according to current regulations.
- Community digital terrestrial television antenna.



4 | Outdoors

COMMUNAL AREAS

- Gated community with concierge next to the pedestrian access.
- Adult swimming pool fenced around its entire perimeter.
- Large solarium area.
- Children's play area.
- Bicycle parking area.
- Gym area.
- Co-working
- Motorized garage doors with remote control.
- In the landscaped areas outside the garage footprint, Mediterranean shrubs and/or grass will be planted according to the project.
- Urbanization furniture with recycled polymer benches imitating wood and steel sheet wastebaskets.

ELEVATORS

- Interior cabin finish in laminate and stainless steel handrails.
- LED lighting with automatic switch-off.
- The elevators will be low-consumption.

COMMON AREA FINISHES

- Interior stair treads in stoneware or polished *terrazzo*.
- Stair landings, elevator landings, and common corridors above ground level in stoneware or polished *terrazzo*.
- Garage in polished concrete.
- Storage rooms in polished concrete or stoneware.
- Utility rooms in polished concrete or stoneware.
- Communal areas: combination of different materials and landscaped areas according to the criteria of the Technical Management.

BASEMENT

- Finishing with polished concrete in garages.
- Striped concrete in garage ramps.
- Pre-installation for electric car recharging according to regulations.
- Installation of fire protection and ventilation systems in compliance with the current Technical Building Code.
- Marking and numbering of parking spaces.



+34 952 599 159 nylvahomes.com