

**FOUNDATIONS**

Based on a geotechnical evaluation, foundations are projected in reinforced concrete, using a system of independent footings and strut beams.

**STRUCTURE**

Reinforced concrete structure formed by pillars, waffle slabs and concrete slabs for stairs. Blocks that don't feature a basement structure are built on safety concrete that meet established resistance, durability and quality requirements for structural concrete.

**CLADDING AND COATINGS**

Cladding is flat and trafficable using solarium features, gradients, thermoacoustic soundproofing and waterproofing using asphalt sheeting. Floor finished with ceramic tiles.

**FACADE**

Factory-made double sheeted hollow brick designed to leave an intermediate air chamber providing thermoacoustic insulation and exterior cladding made with lime mortar. On terraces and claddings, slabs and sheets are made in ½ foot honeycomb brickwork.

**EXTERIOR CARPENTRY**

Exterior carpentry in natural colour aluminium, formed by sliding sheets and CLIMALIT double glazed glass. (Or similar) Roll-up blind fittings in lacquered aluminium used for bedrooms. Wooden main doors in 45/50 mm thickness, with security locking system and high-quality handles and locks and wooden interior structure with 19mm veneer wood finishes.

**INTERIOR CARPENTRY**

Inset internal doors with a thickness of 40 mm, with double MDF, high-quality ironwork and stainless-steel handles. Lacquered white finishes. Closet doors fitted in MDF with a thickness of 19mm in white lacquered finish complete with wooden interior fittings or shelving, door in melamine.

**PARTITIONS**

Homes are separated by the external staircases that provide entry to the 1<sup>st</sup> floor, meaning that homes don't share a partition wall. Under this design concept, each home features its own exterior enclosure (façade) and interior division and partitioning by way of double layer ceramic hollow bricks, designed to accommodate plaster wall finishes in dry areas or tiling in wet areas.

**INTERIOR COATINGS AND PANELLING**

Matte finish plastic paint featuring protection against sunlight damage, waterproof and breathable, on top of plaster wall for the protection and decoration of indoor areas. Ceramic tiling featured in bathrooms. False plaster ceilings throughout the home.

**PAVEMENT/PATIOS**

All pavement is finished in ceramic tiles both inside and outside. Tiles are fitted with acoustic soundproofing technology to prevent impact noise when walking on surfaces.

**KITCHEN**

Kitchen furniture with cupboard doors and drawers in a lacquered white finish. Doors and drawers feature automatic close. Worktops finished in white quartz and stainless-steel sink basins. Kitchen designed to fit refrigerator and dishwasher. Designated area for washing and drying machine.

**BATHROOM**

Basins finished in white glazed porcelain. Shower finished with its basin and integrated glass cubicle. White colour glazed lavatories complete with powerful cistern. High-quality mixer taps and showers complete with sprinkler style rain effect systems. Fan system to enhance airflow.

**PLUMBING AND WATER TREATMENT**

Clean and safe water supplied through aerothermal technology systems and complying with all legal requirements. All plumbing inside the home carried out with multilayer PEX-AL-PEX pipes.

**ELECTRICAL FITTINGS**

Certified electrical installation at an enhanced power of 9.2 kw. Circuits boxes and other mechanisms of the highest quality.

**TELECOMMUNICATIONS/INTERNET ACCESS**

TV connections in living area, bedrooms, terrace and solarium. Telephone connection points in living area and master bedroom. Broadband connection points featuring fiber optic in living area and bedrooms.

Installation of receptors for multilingual television services available free of charge in: Spanish, Russian, French, English and German with digital HD satellite in every home.

Additionally, a platform of Scandinavian and English language channels can be hired.

**AIR CONDITIONING**

Pre-installed air conditioning systems (cold-hot air) supplied by ducts in the living area and bedrooms.

**LIGHTING**

Outdoor lighting system consists of wall or roof lighting on terraces and solarium.

**PRIVATE GARDENS**

Designed with topsoil turf and finished with grass or a layer of gravel. Private gardens feature access and locking by private metal gate and a walled-off structure.

**SOLARIUM**

All homes on upper floors feature a solarium complete with access by a private staircase. They feature a water tap, power point and TV connection sockets. Barbeque grills are permitted as long as they are not taller than the solarium perimeter dividing wall.

**PARKING**

Garage units and storage rooms are located on the basement floor. Vehicles have easy access by ramp. Pedestrian access route from all buildings by stairs that lead directly to the communal garden. The garage has a reinforced concrete door and paved area is made with polished concrete.

**RESIDENTIAL NEIGHBOURHOOD**

Secure area closed with a concrete wall, steel and a fence. There are three pedestrian access points and an entrance for vehicles. The residential neighbourhood area features large paths and walking areas, easy access urban routes and a central area featuring lighting and gardens with a total surface area of 2687 m<sup>2</sup>.

**POOL**

Enclosed pool, "infinity effect" complete with a separate kid's area. Total surface area of 200 m<sup>2</sup> finished with tiling and pool lighting. Beach area with paved surface and grassed garden.

**Personalise your home:** As long as the given building phase allows for it, customers can choose from (provided there is no additional cost implied) different finishes.

Note: The specified construction drawings and features are subject to change with prior notice at the discretion of management, in which case they shall be replaced by works of equal or superior quality. Images and drawings are artistic impressions and may differ from real life.