

ALLURE

ALEND A GOLF

SPECIFICATIONS MEMO

URBANIZATION:

- Community pool for adults with children's pool area.
- Landscaped common areas.
- Fully accessible pathways within the urbanization.
- Private parking space with pre-installation for electric vehicle charging.

STRUCTURE:

- Foundation and structure made of reinforced concrete in compliance with current seismic resistance and specific concrete structure regulations.

FACADE:

- Mixed facade with an outer layer of 11 cm thick hollow ceramic brick, internally coated with projected polyurethane insulation or rock wool with an air chamber. The entire assembly includes thermal and acoustic insulation, internally lined with self-supporting dry partition walls made of metal profiles and plasterboard panels like Pladur or similar.

TERRACES AND ROOFS:

- Walkable flat terraces waterproofed and finished with artificial grass or porcelain pavement according to project design.
- Non-walkable flat terraces waterproofed and finished with gravel according to project design.

EXTERIOR CARPENTRY:

- PVC with double glazing and air chamber.

INTERIOR CARPENTRY:

- Smooth lacquered white doors with hidden micro-ventilation.
- Built-in wardrobes 220 cm high with white lacquered sliding doors, lined interiors, and equipped with a luggage shelf and hanging bar.
- Main armored door with telescopic peephole, anti-leverage hinges, and security lock.

INTERIOR PARTITIONS:

- Interior walls made with self-supporting structure, lined with plasterboard panels like Pladur or similar, with rock wool acoustic insulation inside.
- Divisions between dwellings made with mixed brick partition walls lined with plasterboard and insulated according to the Technical Code.
- False ceiling of plasterboard type Pladur throughout the house.
- Walls finished with smooth paint throughout the house.
- Removable acoustic false ceiling in the secondary bathroom.

FLOORING:

- Floating laminate flooring in a chosen tone for the entire house among the models offered by the developer, except for stairs, which will be finished with porcelain pavement.

BATHROOMS:

- Shower screen in both bathrooms.
- Porcelain flooring.
- Bathroom walls clad with ceramic finish.
- Single-lever faucets in both bathrooms.
- Vitrified porcelain sanitary ware.
- Sink with furniture and mirror in the master bedroom bathroom.
- Suspended vitrified porcelain sink with mirror in the hallway bathroom.

KITCHEN:

- Equipped with high-capacity base units with self-closing brakes and hidden handles for door opening.
- Base units with cabinets and drawers with brakes according to the designer's project.
- Aluminum clad plinth with protector.
- All kitchens equipped with:
 - Ceramic hob
 - Electric oven
 - Microwave
 - Filtering group
 - Synchronized laminated countertop imitating wood.

INSTALLATIONS:

- Dual plumbing installation for washing machine and dishwasher.
- Electrical installation in accordance with current regulations; low voltage regulation and supplier company standards. High classification electrification.
- Individual arothermal unit for Domestic Hot Water production.

- Air conditioning installation through ducts (cold/heat).
- A/C unit with included heat pump and centralized thermostat per floor.
- Mechanical ventilation system installation.
- Telecommunications installation according to current regulations.
- Design lighting in private terraces to harmonize the promotion's aesthetics.
- Solar panels as electrical support in duplex-type homes connected to each unit's main panel.