

## BUILDING FEATURES

**FOUNDATION:** Foundation and armed concrete beams.

**STRUCTURE:** Unidirectional, formed by columns, flat beams and armed concrete beams.

## HOUSE FEATURES

### MASONRY

- ✓ The facade is formed by double wall bricks and a chamber with insulation panels inside, according to the regulations.
- ✓ Partitions of hollow double brick.
- ✓ Separation between houses. According to the regulations, solid perforated bricks with acoustic isolation DANOFON or alike, Pillars coating and hollow brick large format walls among other rooms.

### INSULATION

#### **HEAT INSULATIONS:**

- ✓ Insulation between land and house through ventilated air chamber, according to regulations.

#### **SOUND INSULATION**

- ✓ Top floors with sound insulation sheet according to regulations.

### COATINGS

**Facade:** Mortar coating monolayer type, with roller printed finish in White colour.

#### **Indoor:**

- ✓ Good view paint on walls and ceilings, washable, breathable, anti-mildew.
- ✓ False plaster roof in bathrooms and some bedrooms, depending on the type of house.

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- All homes have contracted a ten-year guarantee insurance for damages for the fundamental work in compliance with law 38/99 of November 5 on building plane (LOE).
  - In the opinion of the technical team, the aforementioned materials will be susceptible to modification by others or alike of superior quality.



## FLOORING AND TILING

**Outdoor:** Terraces and some communal areas with ceramic pavement.

**Indoor:**

- ✓ High-quality, porcelain and large format tiles and skirtings all over the house.
- ✓ Kitchen bench and shower bathrooms area: high-quality tiling.



## CARPENTRY AND GLAZING

**Outdoor:**

- ✓ Exterior carpentry: aluminium lacquered in grey colour according to the European standard series.
- ✓ Double glass glazing and air chamber. According to CTE.
- ✓ Balconies in lounge and windows in bedrooms, depending on house type.
- ✓ Balcony railings in metal guides with security glass.
- ✓ Shutters in all Windows, bedrooms and living room.
- ✓ Bathrooms with tilt-and-turn windows without shutters. (according to the housing model)

**Indoor:**

- ✓ Main gate with security lock, in White colour with panoramic peephole.
- ✓ Lacquered passage doors with brass handles and latches in bathrooms.
- ✓ Wardrobes in bedrooms with one shelf on the top are lacquered in white.



## FACILITIES

### Plumbing and bath fittings

- ✓ Indoor installation with thermoplastic pipes or another approved by the regulations and umbrella system from the ceiling.
- ✓ High-quality bath fittings and mixer taps.
- ✓ Washbasins with cabinets.
- ✓ Toilets.
- ✓ Shower tray in bathrooms.
- ✓ Aerothermal heater for sanitary hot water 150 litres.
- ✓ Split air conditioning pre-installation in bedrooms and lounge.

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## **ELECTRICITY**

- ✓ Indoor installation with mechanism BTICINO type or alike.
- ✓ TV socket in the lounge and all rooms.
- ✓ Telephone socket in the lounge and all rooms.
- ✓ TV installation by cable and antenna.
- ✓ Extractors in bathrooms (excluding bathrooms with windows in houses located at corners)

## **KITCHEN**

- ✓ Full furnished, top and bottom cupboards, single sink and wood worktop.
- ✓ Induction hob and extractor fan.

## **GARDENS (GROUND FLOOR HOUSES)**

- ✓ Perimeter fence with monolayer built wall and refined finishes with roller printed in White colour and metal railing.

## **GARDENS**

- ✓ Perimeter fence with wall finished in monolayer mortar.
- ✓ Children's playground, recreation area, and adults circuit with bio healthy gym machinery.

## **RESIDENTIAL COMPLEX AND COMMUNAL AREAS**

- ✓ Two large areas of 1.473 square meters each.
- ✓ Parking place indoor or outdoor.
- ✓ Pedestrian access and others with common areas of printed concrete and grass.
- ✓ Communal telecoms installation enclosed area (R.I.T.U.) with TV, telephone, internet, and satellites.
- ✓ Perimeter fence with wall finished in monolayer mortar.
- ✓ Children's playground, recreation area, and adults circuit with biohealthy gym machinery.

## **SWIMMING POOL**

- ✓ One communal swimming pool 195 m2 for adults, and children splash pool 19 m2.

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