

# QUALITY LIST

## **Entry**

The house as a whole is fenced and has two access doors, one for pedestrians with electronic door entry and another for motorized vehicles with remote control.

## **Outdoor areas**

The outdoor areas maintain the quality and design planned for the interior of the house, both in the use of high quality materials and in the configuration of spaces with optional urban furniture. Lighting for the outdoor spaces around the house as well as pedestrian, road access, terrace and barbecue areas are included. The garden is equipped with an automatic irrigation system. All the garden surface will be finished with gravel and will include a geotextile net underneath.

## **Pool**

A size of 35m<sup>2</sup> approximately, built-in steps, subaquatic led spotlights. Including: filter, pump, electrical panel and Interior – mosaic finishing. It also has pre-installation for heating by heat pump, a completely finished and paved facilities room, as well as a closed room with ventilation where the pool facilities are housed.

## **Car parking**

There is an open parking and a sail-shaped pergola area.

## **Illumination**

The spaces of your house enjoy natural light through the large windows. As well as a LED spotlight inside the whole house.

## **Heating**

The heating system chosen for your home is an underfloor heating system with gas boiler which provides a distribution of heat adapted to the ideal needs of the human body.

## **Air conditioning**

Air conditioning will operate through an air vent system, including individual AC conditioning for each room.

## **Ventilation**

The housing ventilation system works with a mechanical extraction of indoor air through ducts from the kitchen and bathrooms up to the rooftop chimney.

## **Acoustics**

We have especially taken care of the sound insulation incorporated in each of the constructive solutions of your home so that you enjoy a good level of comfort in each room. Complying with the Technical Building Code, Basic Document of Protection against Noise and Safety of Use and Accessibility.

## **Interior distribution**

The interior distribution is partitioned by a sinner sheet of 9cm ceramic brick. Inside the partitions between bedrooms thermoclay blocks are placed to isolate noise.

## **Glazing**

Double glazing featuring a CLIMALIT type air chamber providing solar control and low emissivity.

### **Exterior carpentry**

The carpentries consist of lacquered aluminum from first brands with thermal break and folding or tilt-and-turn opening according to cases in bedroom and living room windows. As well as motorized blinds in all bedrooms.

### **Kitchen**

Modern kitchen featuring laminated doors combined with smooth white-lacquered doors including drawers with stoppers and Silestone countertops on white.

Included goods: oven, microwave, vitro-ceramic hob, extraction hood, paneling fridge and paneling dishwasher.

### **Bathrooms**

Bathrooms with Roca toilets, “The Square” models. Also Roca “Victoria” vanity basins including mirror with integrated LED light.

Shower trays will have the same finish as the house floor (non-slip) and a fixed glass handle.

### **Plumbing and Sanitary**

The installation of hot and cold water with conduits in recessed pipes made according to current regulations, with hot water return circuit, general stopcock and independent cutting keys in each bathroom. Faucet for washbasin with mixer from first brands with a black finish and an automatic drain system as well as for shower with thermostatic mixer from first brands and black finish. Dirty water purification system connected to the sewage network according to regulations.

### **Electricity**

The electrical system is built and equipped with electrical mechanisms in compliance with the Low Voltage Electrotechnical Regulations and the rules of the Supply Company.

### **Telecommunications**

There is TV outlets in the living room and in all the bedrooms. Set up for internet connection. As well as an electronic doorbell.

### **Alarm**

Alarm preinstallation.

### **Ceramic flooring**

Tile flooring of rectified porcelain stoneware with first qualities in a 90 x 90 cm format, with the same interior and exterior design. On the exterior it will be the same but including the non-slip feature.

### **Tiled**

White coating KITCHEN and BATHROOM walls with top quality ceramic.

### **Paintings**

Smooth plastic paint in vertical and horizontal white walls.

**Interior carpentry**

Security gate at the entrance from first qualities, housing with fence provided including anti-lever anchors for fixing to the partition, safety hinges, safety lock and a lacquered aluminum finish according to technical project. The rest of the interior doors follow the general aesthetics of your home, with smooth white-lacquered doors having hidden hinges this way creating a clean, elegant and timeless space (2,40m high).

**Wardrobes**

The built-in wardrobes have sliding doors and are lined inside featuring a luggage compartment, shelves and hanging bar.

**Insulations**

We will achieve thermal insulation for the floor of the house by placing homologated insulating plates made with extruded polystyrene on floor slabs and coating by means of a self-leveling concrete layer as a previous step to the plaster.

Also there will be thermal insulation in terraces on housing by placing extruded polystyrene insulating plates on EPD type rubber waterproofing sheet. The insulation in exterior walls is accomplished by placing the interior of extruded polystyrene insulation boards according to project.

**10 year insurance**

The house has an Insurance that guarantees for a period of 10 years the damages produced in the house due to defects that have their origin or affect the foundation and structure of the building and compromise its resistance and safety.