

QUALITY REPORT RESIDENTIAL 'The Reference'.

FOUNDATION: The appropriate foundation, according to the results of the geotechnical study commissioned to a specialised company. Calculation in accordance with current regulations.

STRUCTURE: Reinforced concrete, calculated for earthquakes, in accordance with current regulations. Two-way waffle slab, prefabricated concrete caissons. Monitoring of the execution of the work by an approved technical control body. Ten-year stability guarantee policy in accordance with the Law on Building Regulations.

BUILDING ROOF: Inverted flat roof, walkable, in solarium areas, with waterproofing membrane and thermo-acoustic insulation, non-slip stoneware tile paving. In installation areas, flat non-trafficable roof with gravel protection.

MAIN FAÇADE ENCLOSURE: Enclosure system consisting of an outer leaf made up of LH-12, rendered mortar, air chamber and 7 cm thick inner lining of double hollow ceramic brickwork, with EPS thermal insulation. Finishes with continuous cladding, to be determined by the Technical Management. Terrace railings fitted with safety glass, exterior cladding with porcelain stoneware tiles, exterior cladding in interior patios with single-coat mortar rendering in a colour to be chosen by the technical management.

WALLWORK: 7 cm thick partition wall made of double hollow ceramic bricks, to be clad.

EXTERIOR CARPENTRY: Doors and windows made in aluminium carpentry with top quality RPT, OSCILOBATIENT or SLIDING SYSTEMS, stainless steel screws, compact with roller shutter of extruded aluminium slats, equipped with electric motor drive. Double glazing for acoustic and thermal insulation, formed by low emissivity glass.

CLOSING: Balcony railings glazed with 6+6 butyral glass, recessed with galvanised steel structural 'u' system, without handrails. Stair railing with profiles protected with anti-rust paint, finished with two coats of synthetic enamel.

INTERIOR CARPENTRY: Reinforced entrance door with galvanised steel sheet and surface coating similar to interior doors, security system with 4 anchoring points and panoramic peephole. Smooth interior doors in white lacquered MDF, including solid smooth doorstops of the same material, hanging fittings and matt steel knobs. Built-in wardrobes with hinged doors.

PAINTING: Walls by means of SMOOTH PAINTING, with two coats of plastic (washable), in white on ceilings and in colour on walls (9003 - 9010). Staircase and hallway, to be determined by the Technical Management.

PLASTERING AND FALSE CEILINGS: Direct plaster with plaster paste. False ceilings with plasterboards, fixed and/or removable ceilings in bathrooms, to conceal air conditioning ducts and other installations.

PLUMBING: Interior plumbing installations in PPR pipes. PVC drains. Centralised individual water meters per dwelling. Water and drainage connections for washing machine and dishwasher. Installation of 110-180 litre arothermal heater and arothermal equipment, complying with energy regulations.

SANITARY WARE AND TAPS: GAP model by ROCA or similar and single-control taps by TEKA, Formentera model or similar.

ELECTRICITY: High electrical installation for housing, including connection for air conditioning equipment. NIESSEN ZENIT white or similar. Collective aerial, FM and telephone points according to ICT regulations, pre-installation of channelling for internet for fibre optic housing; television points are provided in all living rooms and bedrooms.

Energy certificate: Guarantee of the energy certificate for each dwelling with the result of obtaining an A classification.



OTHER FACILITIES:

- Communal heated swimming pool with glass front with “gresite” cladding and auxiliary elements, built according to project details, by means of saline electrolysis. Communal area with swimming pool, shower.
- Bar in kitchens consisting of SILESTONE type COMPACT QUARTZ worktop and sink.
- Pre-installation of air conditioning by fibre ducts housed in false ceiling, in bedrooms and living/dining room, connection between air conditioning and condenser by means of copper tube, including provision for electrical connection and drains.
- Hands-free video door entry system with colour monitor per dwelling.
- Compliance with current regulations on Acoustic and Thermal Insulation, Fire Protection and Common Telecommunications Infrastructures, all based on the Technical Building Code.

ALL HOMES ARE EQUIPPED WITH:

- Installation of electric underfloor heating in bathrooms.
- Sanitary water by aerothermics.
- Bathrooms equipped with sanitary ware and shower screens.
- Fitted wardrobes in certain bedrooms.
- Private terrace-solarium in the penthouse flats, equipped with water and electricity.
- Storage rooms NOT included in the price (in basement and 6th floor solarium).

The developer reserves the right to make, during the course of the work, any modifications required by technical, legal or supply requirements, without this implying any reduction in the overall level of quality.