

# EL ALBA RESIDENCIAL MEDITERRÁNEO – ROLDÁN (MURCIA)

## QUALITY LIST

### FOUNDATIONS, STRUCTURE, FAÇADE, ENCLOSURES, COVERINGS, ROOFING AND CEILINGS

- Reinforced concrete structure. Reinforced concrete slabs and pillars.
- Combines single-layer mortar finishes with wood-coloured porcelain stoneware cladding.
- Ceramic brick walls, with air chamber and acoustic and thermal insulation according to regulations.
- Inverted flat roofs with anti-slip ceramic paving, waterproofed and with XPS insulation.

False ceiling of laminated or removable plasterboard in bathrooms and corridors. Water-repellent board in wet areas. The rest of the ceilings are in smooth plaster.

### EXTERIOR AND INTERIOR FLOORING AND PAINTING

- Outside, top quality grey anti-slip porcelain stoneware, combined with artificial grass in the pedestrian entrance area.
- Inside, top quality grey porcelain stoneware tiles laid with water-repellent adhesive.
- Plastic paint with smooth white finish on walls and ceiling.

### BATHROOM AND KITCHEN CLADDING

- Top quality porcelain stoneware, laid with water-repellent adhesive. In large formats in bathrooms and kitchen. Bathrooms tiled in white, except shower front to match bathroom furniture.

### EXTERIOR AND INTERIOR CARPENTRY

- Exterior, in PVC, coloured, with thermal break. Dark grey blinds on all windows and glazed doors.
- Kitchen: Fitted with large capacity wall and base units with melamine finish, doors in white tones. Worktop in Silestone, porcelain or similar, sink under worktop and high spout mixer taps. Appliances included: fridge, raised oven, built-in microwave, extractor fan, and dishwasher built-in. Wooden worktop and island.
- Bedroom wardrobes according to project, lined on the inside, with drawer units.
- Wall-mounted vanity unit, mirror and light above the washbasin.
- Interior carpentry lacquered in white with black handles.
- Security entrance door, in the same colour as the PVC on the outside and panelled with white lacquered MDF on the inside.
- Double glazed windows with air chamber according to CTE. Aluminium framed laminated glass balustrade on terraces.
- Fixed shower screen on the side of shower trays.

### SANITARY FITTINGS AND TAPS

- Wall-hung toilet and seat with cushioned hinge. *Roca* or similar white sanitary ware.
- Chrome-plated steel mixer taps. Rain effect showers.

### HEATING, AIR CONDITIONING AND DOMESTIC HOT WATER

- Pre-installation of ducted air conditioning in living room and bedrooms. Installation of air renewal and extraction. Pre-installation for electric towel rails in bathrooms.
- Energy-efficient heat pump system with accumulation for the production of domestic hot water.

### ELECTRICITY AND TELECOMMUNICATIONS

- Electrical and telecoms sockets as defined by current regulations.
- TV, radio and telephone sockets in the living room/kitchen and bedrooms.
- Pre-installation of cable television. Video intercom installation.
- Terraces and solarium with TV points, lighting and sockets.
- Indoor surface LED lighting (except decorative) and outdoor LED wall lights according to plans.

### OUTDOORS AND SOLARIUM

- Private swimming pool with built-in seat (4.80x2.70 metres), pre-installation for heat pump and solar shower.
- Uncovered above-ground garage.
- Solar panel 1,5kw.
- Summer kitchen on solarium with sink and fridge socket. Pre-installation for washing machine with aluminium sliding doors and grey granite worktop.
- Water points on ground floor and solarium exteriors.

- The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements.
- This document is not contractual