



RESIDENCIAL  
**PUERTO AZUL**  
LA NUCÍA

MEDITERRANEAN STYLE  
**QUALITY SPECIFICATIONS**

# RESIDENCIAL PUERTO AZUL

## QUALITY SPECIFICATIONS

### FOUNDATION AND STRUCTURE

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- Foundation and structure made of reinforced concrete.

### ENCLOSURES AND FAÇADE

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- Exterior enclosures of the house executed with a continuous coating of waterproof mortar painted with elastic paint, thermal and acoustic insulation with expanded polystyrene glued to the inside of the façade brick and mineral wool in the interior drywall. Drywall formed by double-layer plasterboard. Structure edges isolated to avoid thermal bridges.
- Interior division of the house with double-layer plasterboard on both sides and interior sound insulation with mineral wool.
- Walls between houses made of sound-absorbing brick with drywall composed of double-layer plasterboard and sound insulation with mineral wool on both sides.
- Flooring of the house executed with sound insulation through an anti-impact layer under a leveling layer.
- Terrace railings of a brick wall finished with glass on the top to allow for sea views.



Overall view of the building's facade.

## RESIDENCIAL PUERTO AZUL

### QUALITY SPECIFICATIONS

#### ROOFS

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- Non-transitable roofs (technical - installation of solar panels and outdoor units of air conditioning equipment) finished with tiles.
- Terrace flooring of houses made of large format non-slip porcelain stoneware from SALONI or similar brand.
- Solariums tiled with large format non-slip porcelain stoneware from SALONI or similar brand.

#### INTERIOR FINISHES

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- House floors, including bathrooms, made of large format porcelain stoneware from top brands (SALONI or similar), and skirting board of the same material.
- Vertical surfaces of bathrooms and toilets covered with porcelain stoneware matching the floors, from SALONI or similar brand.
- Glass shower screens installed with hidden anchors on the floor and ceilings.
- Mirrors with lighting in bathrooms and toilets.



Virtual interior image of a house with large format flooring.

## RESIDENCIAL PUERTO AZUL QUALITY SPECIFICATIONS

- False ceilings made of plasterboard with access panels for indoor air conditioning and ventilation machines throughout the house.
- Grooves in false ceilings in windows and doors facing the outside, allowing for the installation of double curtains. Electrical pre-installation in the living room with a switch for motorized curtains (not included).
- Walls and ceilings covered with smooth plastic paint of high quality, anti-mold, white or light color.

### EXTERIOR CARPENTRY

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- Terrace windows from the living-dining room with sliding leaves without blinds, with aluminum frames with thermal break and lacquered finish in the same interior/exterior color, with double glazing and sun protection, from CORTIZO, TECHNAL, or similar brand. In the bedrooms, there are tilting windows plus a lower fixed section, with motorized aluminum blinds with thermal insulation inside and insulated blinds boxes. Tilt and turn bathroom windows with motorized blinds and acid glass.



Virtual interior image of a house from the living room with access to the terrace



## INTERNAL CARPENTRY

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- Armored entrance door with security lock finished with lacquered paneling to match the interior carpentry. Possibility of installing a lock with remote control via Smartphone or Tablet.
- Passage doors 2.24m high, smooth finish, and white RAL 9010 color.
- Modular closets with swinging or sliding doors lacquered to match the rest of the carpentry, including luggage rack, drawers, and hanging bar.

## PLUMBING AND SANITARY WARE

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- Interior water distribution network made of polyethylene pipes.
- High-end porcelain sanitary ware from ROCA or similar in bathrooms.
- Wall-mounted toilets.
- Shower trays with the same flooring as the rest of the house, with non-slip finish and integrated water drainage grate in the floor.



Detail of sink on countertop and mirror



Detail of shower tray continuous with flooring

## RESIDENCIAL PUERTO AZUL QUALITY SPECIFICATIONS

- Grohe or similar brand faucets. Showers with thermostatic faucets. Monobloc faucets in other sanitary ware.
- Main bathroom faucet embedded in walls.
- Supply of hot water through an individual electric low consumption (aerothermal) 150-liter tank.
- Bathroom furniture hung on walls and equipped with a white porcelain sink countertop.

### ELECTRICITY, INTERNET, AND VIDEO DOOR PHONE

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- Electrical installation carried out according to the Electrotechnical Regulations for Low Voltage (R.E.B.T.) with high electrification degree. Recessed luminaires in bathroom and kitchen ceilings. TV, telephone and telecommunications outlets in living room and bedrooms. Electrical mechanisms from SIMON, JUNG or similar brands.
- Installation prepared to receive high-speed internet.
- Low-consumption electric underfloor heating in bathrooms.
- Electronic video door phone with color image and remote control integrated via phone or tablet.



Virtual image of residential complex with interior and exterior lighting

## AIR CONDITIONING AND VENTILATION

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- Samsung air conditioning. Independent control per room. Air conditioning system controlled by remote control via phone or tablet.
- Comprehensive installation of air conditioning system, equipped with heat pump for cooling and heating. Ducts made of fiberglass.
- Indoor units located in false ceiling of bathroom and hallway area. Outdoor units installed in technical areas proposed in the project.
- Ventilation. Installation of indoor air renewal system in homes with extraction grilles in bathrooms and kitchen. Includes clock for programming.

## KITCHEN

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- German design kitchen brand, BURGER or similar, with Silestone countertop, fully equipped. Siemens or similar appliances. Equipped with induction hob, extractor, oven, integrated refrigerator and dishwasher in furniture.



Virtual image of the interior of the house with modular kitchen and island set



## RESIDENCIAL PUERTO AZUL

### QUALITY SPECIFICATIONS

#### GARAGE

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- Vehicle entrance through automated door.
- Concrete floor troweled and received with special surface treatment for garages.
- Storage rooms finished with plastic paint and tiled with ceramic tiles.
- Vertical partitions of parking area with concrete walls. Water points for cleaning.

#### URBANIZATION AND COMMON AREAS

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- Community swimming pool with salt chlorination and automatic PH and chlorine control.
- Community basement equipped with gym, indoor heated pool, jacuzzi, sauna, steam bath, chromotherapy, and bathrooms..
- Large terrace and garden areas with native plants for multiple uses in common area.
- Perimeter garden of the plot designed with plants, bushes, and trees to offer privacy to the residential complex.
- Video surveillance system installed in common areas.



Virtual image of the residential complex and its large terrace and garden common areas

*This specifications list has no contractual value, and the developer reserves the right to make technical, legal, or commercial modifications before or during the execution of the work without detracting from the overall level of quality.*