

QUALITY REPORT PHASE II.1

VILLAS RESIDENCES

27 SINGLE FAMILY HOMES



FOUNDATION AND STRUCTURE

Manufactured in accordance with technical specifications and strictly in accordance with current regulations according to geotechnical studies and structural calculations carried out by companies approved by the Ministry of Housing and Buildings (MIVED).

Slabs, walls and pillars reinforced with reinforced concrete reticular slab structures, Reinforced concrete structure in a porticoed system of beams and columns.

Supervision by approved and independent companies that guarantee perfect execution.

NOTE: The proposed foundation and structure may be modified as a result of the results of the study.

Geotechnical aspects of the terrain, adapting technical solutions to them, in accordance with the provisions of current regulations from MIVED.

FACADE

The building's façade has its own image and identity, and is resolved using a single-layer white coating on exterior thermal insulation, insulation and lightweight walls.



Ivory cream stucco



Pieces of wood or similar panels



Two different types of roofs are planned:

• **INVERTED FLAT ROOF TRANSITABLE IN SOLARIUM, consisting of:**

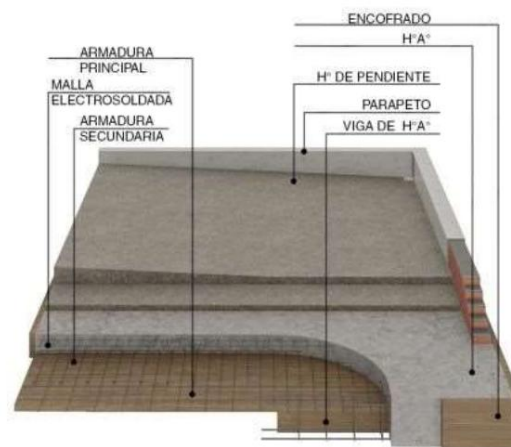
Formation of slopes with cellular concrete of average thickness 5 cm and a regularizing mortar layer of minimum thickness 3 cm, cementitious waterproofing, finished with regularizing mortar of at least 3 cm thickness and shock-absorbing tile.



Solarium villas

• **NON-TRANSITABLE INVERTED FLAT ROOF, consisting of:**

Formation of slopes with cellular concrete of average thickness 10 cm, laying of concrete of 2cm cement as a regularization layer, cementitious waterproofing.



EXTERIOR CARPENTRY

The windows are perimeter cut with black trim both inside and outside, 1/2" raw glass and balcony doors with 1/2" laminated safety glass. The railings are also made of 1/2" laminated glass. These features provide us with excellent thermal comfort and acoustic as well as guaranteeing the safety of each of the units and the environment.



Sliding doors with black profile.



Sliding Windows Black Profile

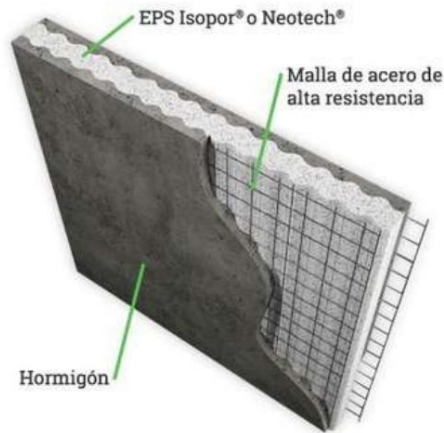
The exit doors to terraces will be solved with sliding, lifting aluminium leaves with breakage thermal bridge and safety profile, **lacquered** in RAL according to the design of the facade, approved in the air permeability and glazing resistance test, with aluminium separator profile and double perimeter sealing.

INTERIOR DIVISIONS AND PARTITIONS

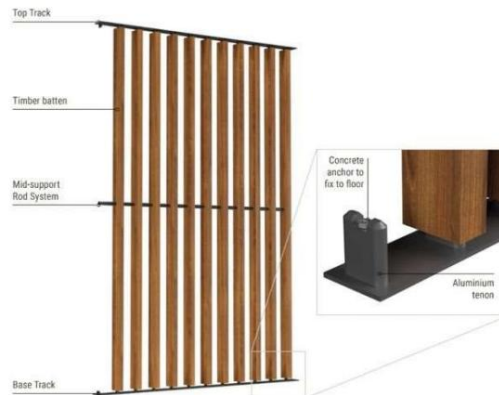
Partitions made with lightweight panels and electro-welded mesh for exterior and interior divisions. interiors.

Interior partitions made of lightweight 10cm panels, coated on both sides with plaster mortar and finished with stucco on the surface.

Partitions in screens with wooden bars or similar in synthetic material for durability and aesthetics.



Interior and exterior walls



Indoor and outdoor synthetic wood screens

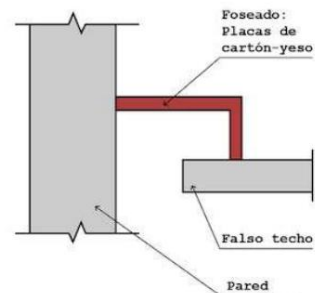
COATINGS AND FALSE CEILINGS

The interior vertical walls of the home, except in wet rooms, will be covered with machine-sprayed plaster every 1.5 m and with CE and DpD marking according to regulations.

The ceilings of the houses will be made of laminated plasterboard, placed on a hidden galvanized steel structure, with recesses in kitchens, bathrooms, hallways, living rooms and bedrooms. The finish of all vertical and horizontal walls will be in smooth, washable plastic paint, in white, with two coats, including primer and plaster.



Villa Living Room



Installation of false ceiling

In the noble areas, entrance hall, living room, bedrooms, terrace distributor and kitchen: imported top quality porcelain in 60x120cm format, Lemma Pearl model, TAU brand or similar.



Lemma Pearl brand TAU



Living room

The steps and landings of the interior stairs of homes will be covered with the same material ceramic.

On outdoor terraces without roofs, exterior porcelain flooring with a cement effect will be installed, for ensure the homogeneity of the entire home.

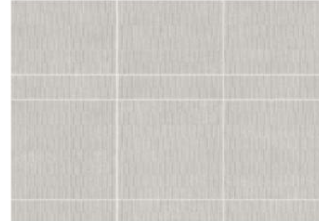


CANCANPEARL 60 X 120 (F) REC

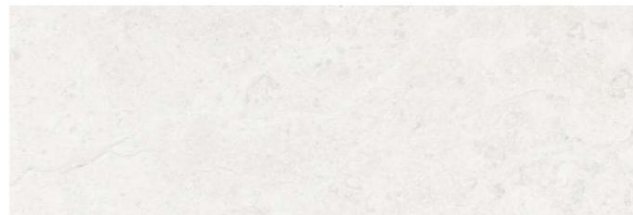
The wet rooms of the homes will be tiled with porcelain stoneware.

The vertical walls of wet rooms in the homes will be covered with different ceramic tiles.

• MAIN AND SECONDARY BATHROOM



Lemma Pearl 45 x45 and on RLV Lippa White shower background walls in 30 x 90 format



Cambria White 30x90 format for bathroom walls

INTERIOR CARPENTRY

Main door made of solid precious wood, the exterior finishes of the door will be combined with the design of the façade itself, lacquered to match the RAL of the locksmith and exterior carpentry.

The design of the door will be developed by the Technical Management in combination with the design of the façade.



Example of entrance door to a house

It has a high security lock with 3 points of 4 bolts each, windbreak system, Double-sided mouldings, aluminium threshold, low overlap, nickel-plated or steel designer hinges solid stainless steel with anti-lever device, handle at 1.50 m outside.

All locks for private access to homes will be independently master-keyed.

Modular built-in wardrobes with folding doors according to architectural plans, finished in white. Smooth satin chrome-coloured handles, lined in melamine and lined internally with a shelf for luggage and a hanging bar.

Blind interior passage doors, in oak with horizontal insets, measuring 0.90 x 210 m, 70 mm lacquered MDF cover strip with straight matt aluminium handle.

RAILINGS

Stair railings constructed of hollow rolled steel tubes, with upper handrail of 50x35mm, 35x35mm angle frame and 1.20m high, in RAL to be defined by the Technical Management, with threaded beads to accommodate 5+5mm laminated glass.



Example of glass railings on stairs 1.20 m



Example of railings on terraces and solariums 1.20m high

PLUMBING AND SANITARY APPLIANCES

The interior plumbing installation of the house will be carried out with cross-linked polyethylene pipes, duly protected with shut-off valves in each wet room.

The drainage and sewage pipes will be made of soundproof PVC.

The house will be equipped with a water supply and drainage for a washing machine and dryer.

With a contemporary style and design, porcelain stoneware wall covering matching the general flooring of the home.

The bathrooms corresponding to the bedrooms will be made up of a shower tray made of with the same general flooring as the house, glass screen, vitrified porcelain toilet, integrated washbasin to be built into the counter and low cabinet. Modern design single-lever tap on the washbasin and matching built-in tap for the shower. Large mirror.

The guest bathroom (Ground Floor) is composed of a vitrified porcelain toilet and a sink for Built-in on countertop and base unit. Single-lever tap in contemporary design washbasin, Large mirror format.

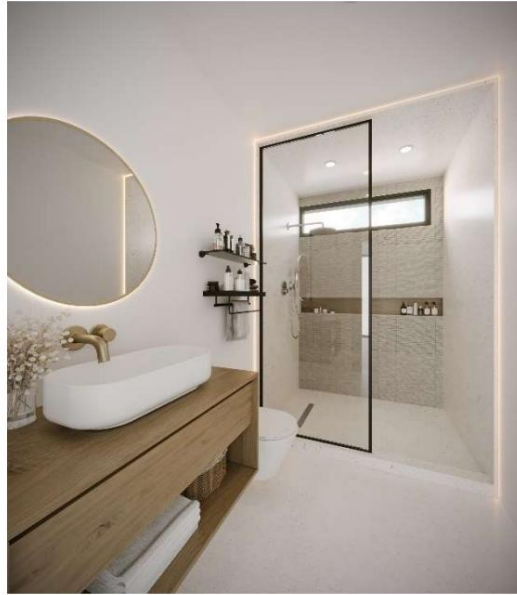


Bathroom toilet

Vitrified porcelain sanitary ware in white, from ROCA or similar, wooden-style bathroom furniture, modern wall-mounted taps.

Glass screens with black metal edges. Mirrors with lighting later.

Shower trays made with the same



Chrome taps,

• SINKS: Logis 70 model.



• **SHOWER:** Croma Select E model, built-in with Ecostat E thermostatic control and shower head diameter 180.



KITCHEN AND LAUNDRY AREA

The kitchens in the homes will be made up of high-capacity, low and tall designer furniture, with aesthetic handles and plinths.

Quartz countertop matching the furniture doors and work front tiled in matt white in a minimalist line.

The rest of the kitchen components will consist of a stainless steel sink, a single-lever tap and spaces consisting of:

- Designer extractor hood in stainless steel with glass front.
- Four-burner induction ceramic hob.
- Space designed for Microwave -
- Space designed for Refrigerator

In the laundry room there is a washer-dryer installation, with a low cabinet for clothes. In addition, you will have a broom closet space with shelves for storage.



Kitchen perspective image

The electricity and telecommunications installations will be carried out in accordance with the Low Voltage Electrotechnical Regulations and the Telecommunications Regulations in force,

Installation of a collective antenna for DTT and the various cable operators, with TV and telephone sockets in the living room, bedrooms and kitchen.

The homes will have basic LED lighting installed in all rooms. Provision of sockets

Electrical and telecommunications systems in accordance with low voltage regulations, with high-quality socket outlets and mechanisms. Electrical installation with protection switches and independent networks in the main panel. TV, telephone and internet sockets in all rooms for perfect connectivity. Smart switches by LEVITON or similar.



AIR CONDITIONING

Complete installation of ducted air conditioning, with inverter technology from the VICTA brand or similar, and independent temperature control for each room, ^{*} Optional home automation.

The climate control system will be of the VICTA brand or similar, with white grilles, which perfectly integrate the climate control systems. ^{*} Optional Home Automation



Air conditioning evaporator under false ceiling



Air conditioning supply grille

WATER HEATER

The generation of domestic hot water (DHW) and heating will be carried out by means of an in-line boiler individual, electric, ATMOR brand or similar.



Inline electric heater

TERRACE, POOL AND GARDENING

All terraces will have a light point with LED lighting and an external power outlet, as well as a water outlet for irrigation. The private gardens of the homes will be finished with topsoil and natural grass.

Swimming pool with underwater lighting, suitable for children. Optional air conditioning. Area for installing a BBQ in an outdoor space with access to the pool.



MARQUEE

Roofing in aluminum profiles with a wood-simulation finish with polycarbonate sheets, with space for three (3) vehicles.



Marquee image

URBANIZATION



Closed plot with a vegetal dividing wall, pruned bushes that delimit the plots, in which In areas where the terrain slopes are very steep, masonry walls will be used at the height suggested by the structural design.