

QUALITY SPECIFICATIONS

- FOUNDATION

Reinforced concrete foundation with tie beams.

- STRUCTURE

Reinforced concrete waffle slab with steel/concrete pillars and beams, according to structure project details.

- ROOF

Inverted flat roof finished with white roof tiles or white gravel in non-transited areas and selected high quality “Crema Marfil” marble with non-slip finish in terrace areas.

Waterproofing of terraces over living areas with projected polyurea layer and high density insulation (50mm width and 50 kg/m³ of density).

- EXTERIOR WALLS AND SURFACE

Double layer of ceramic bricks (cavity walls) with 50 mm of projected polyurethane (density 35 Kg/m³).

Exterior renders with damp proof cement mortar and/or polymer concrete or similar according to building design.

- INTERIOR WALLS AND SURFACES

Ceramic bricks finished with “mastered” plaster work and smooth plastic paint.

Division between apartments: Triple layer of ceramic bricks finished with “mastered” plaster work and smooth plastic paint and double layer of mineral wool.

- FLOOR TILES

Interior: “Crema Marfil” marble (selected 1st class) 60x60cms with a highly polished finish.

Bathrooms: “Crema Marfil” (selected 1st class) marble according to design. Exterior on terraces: “Crema Marfil” marble (selected 1st class) 60x60cms non-slip finish.

- WALL TILES

“Crema Marfil” (selected 1st class) marble according to design.

- KITCHEN

White lacquered handle less drawers and cabinets. Fully equipped with Siemens appliances or similar: hob, oven, extractor, microwave, washing machine, tumble dryer, refrigerator & freezer.



- EXTERIOR CARPENTRY

Aluminium carpentry, profiles by Cortizo or similar, high quality windows. Bedroom doors: Sliding system with thermal break and double glazing. Windows: Tilt and turn system with thermal break and double glazing.

- INTERIOR CARPENTRY

Front door: Security door.

Interior doors: White smooth lacquered wood with stainless steel concealed hinges. Wardrobes: White lacquered wood with stainless steel concealed hinges.

- POOL

Communal swimming pool and childrens' pool, reinforced concrete structures, waterproofing by Revestech system or equivalent, finished with glazed mosaic tiles (5x5 cms).

Pool N.1: 16.20 x 3.00 mts.

Pool N.2: 20.30 x 4.80 mts.

Finished gardens equipped with automated irrigation systems.

Retaining walls with exposed reinforced concrete.

- SANITATION

System separating rainwater and wastewater.

- ELECTRICITY

Electrical switches and sockets Bticino Living-Light series or similar.

- HEATING AND AIR CONDITIONING

Daikin system or similar (hot/cold air) by concealed ducts, with solar contribution for water heating.

Underfloor heating by water throughout including the bathrooms.

- SANITARY WARE AND TAPS

Bathroom fittings by Villeroy & Boch and taps by Grohe or other leading brand.

- OTHER EQUIPMENT

Bticino video entry system.

Production of Domestic Hot Water (DHW) with solar contribution. Electric water heater in the laundry room.

Pre-installation for Home Automation System.