

QUALITY REPORT FOR CIUDAD JARDÍN 4

Report on Materials, Elements, and Quality Standards for the Construction of Block 4 of the City Garden residential complex, located on Torre la Sal Beach in Cabanes (Castellón). The building consists of 155 apartments with terraces, situated right on the beachfront. Apartments include 1, 2, or 3 bedrooms with 1 or 2 bathrooms (1 with direct access from the master bedroom, depending on the type), kitchen, laundry room (depending on the type), living-dining room, and terrace. Access to the apartments is through 2 entrance halls connecting the basement floor (parking), residential floors, and outdoor area. Each entrance hall has a lobby, staircase, and 2 elevators.

The building features underground parking, pedestrian areas, and recreational spaces for residents, a sports court, differentiated pools for adults and children with LED interior lighting, 3 hydro massage spas, and a social area on the ground floor, equipped with kitchen furniture (4 modules of 60 cm and one of 90 cm), microwave, sink, and refrigerator. The social area is furnished with 5 tables and 30 chairs and decorated with vinyl on one of its walls.

CONSTRUCTION DETAILS OF THE BUILDING

- Basement walls of reinforced concrete and deep foundation consisting of piles, footings, and reinforced concrete tie slab.
- Reinforced concrete structure prepared for marine environment, with beams and unidirectional slabs made of prefabricated joists.
- Vertical enclosures made of hollow ceramic bricks or similar, with formation of air gap in facades or party walls.
- Thermal insulation in external enclosures of the building.
- Sound insulation in party walls between dwellings.
- Flat roofs suitable for walking finished with ceramic tiles (non-walkable areas with gravel protection layer).
- Facade: cladding with large format porcelain stoneware and continuous cladding, according to areas.
- Exterior railings on terraces made of aluminum and double safety glass.
- Continuous plaster or plastered finish and paint, according to areas, in corridors and common elements (stairs, lobbies, and entrances).
- Decorative elements made of porcelain stoneware in entrance halls.
- Porcelain stoneware flooring in entrance halls and ceramic in corridors and common elements.
- Troweled concrete flooring in garage area.
- Metal elements coated with 2 coats of enamel.
- Pre-installation for electric vehicle charging at several points in the parking lot.

CONSTRUCTION DETAILS OF THE APARTMENTS

- Interior partitions made of hollow ceramic bricks or similar.
- Plaster finish on ceramic brick for interior walls.
- Smooth plastic paint on the interior walls of the apartments.
- Decorative wallpaper on one wall of the living-dining room and on the headboard wall of the master bedroom.
- Plaster finish and smooth plastic paint on bedroom and living room ceilings (except for false ceilings for installation passages).
- False ceiling and smooth plastic paint in the hallway, bathrooms, and kitchen.
- Porcelain stoneware (or similar) flooring inside the dwellings and on terraces, where it will also be non-slip.
- Ceramic tiling on bathroom walls.
- Exterior carpentry in aluminum and double glazing.
- Profiled aluminum roller shutters, motorized, in the living-dining room and bedrooms.
- Interior carpentry in wood, for passage doors and closets.
- Built-in closets, internally lined. The one in the master bedroom will have interior lighting.
- Interior layout with drawers, shelves, and hanging bar.
- Safe in the master bedroom closet.
- Furnished kitchen, with upper and lower cabinets, granite countertop, and single-bowl sink with stainless steel drainer.
- Installation of cold and hot water.
- Separate sewage network for the entire building using PVC pipes.
- Ventilation in bathrooms through ducts with forced upper extraction and interior grilles at the intakes.
- Installation of glazed porcelain sanitary ware in white color, with soft or ABS system toilet seat in the main bathroom, bidet in the master bedroom bathroom (according to typology), sink, and shower tray with screen.
- White glazed porcelain laundry sink in the kitchen gallery (according to typology).
- Toilet bidet shower, with hot and cold water, in typologies without bidet (A1, B1F-PB, B1F, B3, B6, B7, and B9).
- Single-lever faucets.
- Shower column in the bathrooms.
- Aerothermal hot water production system with individual accumulator for each dwelling.
- Electrical installation according to Low Voltage Electrotechnical Regulations.
- Cold-hot air conditioning with split unit in the living-dining room.
- TV socket in the living-dining room, master bedroom, and terrace.
- Telephone socket in the living-dining room and master bedroom.
- Video intercom in each dwelling.

APPLIANCE EQUIPMENT**Kitchen with energy-efficient appliances:**

- Stainless steel finish combi fridge with separate freezer.
- 3 or 4-burner induction cooker.
- Built-in oven with stainless steel finish.
- Built-in microwave in upper cabinet.
- Stainless steel integrated hood extractor in upper cabinet.
- Stainless steel finish dishwasher.
- Stainless steel finish washer/dryer.

Equipment in the living-dining room

- 42" SMART TV.

Equipment in the master bedroom:

- 32" TV on the wall, facing the bed, according to typology.

FURNITURE EQUIPMENT**Outdoor furniture on the terrace:**

- Terrace table and 4 chairs.
- 2-seater sofa and coffee table (except in one-bedroom apartments, which include a 70 cm table and 2 chairs).

Living room furniture:

- Sofa bed (3-seater sofa, 2-seater bed).
- Coffee table.
- Sideboard (according to typology).
- Dining table with 6 chairs.

Bedroom furniture (1-bedroom apartments):

- Double bed with storage, headboard, mattress (150x190 cm), and 2 bedside tables.

Bedroom furniture (2-bedroom apartments):

- Master bedroom: Double bed with storage, headboard, mattress (150x190 cm), and 2 bedside tables.
- Second bedroom: 2 single beds with storage, mattress (90 x 190 cm), headboard, and 1 bedside table.

Bedroom furniture (Types C1A, C1B, C2, and C+):

- Master bedroom: Double bed with storage, headboard, mattress (150x190 cm), and 2 bedside tables.
- Second and third bedrooms: 1 and 2 single beds respectively, with storage, mattress (90x190 cm), headboard, and 2 bedside tables (1 in each bedroom).

Bedroom furniture (Type C3 apartments):

- Master bedroom: Double bed with storage, headboard, mattress (150x190 cm), and 2 bedside tables.
- Second and third bedrooms: In each bedroom, 2 single beds with storage, mattress (90x190 cm), headboard, and 2 bedside tables (1 in each bedroom).

Bathroom furniture in 1-bedroom apartments:

- Bathroom cabinet, illuminated mirror, shower column, hanging cabinet, accessories (hooks, toilet brush holder, toilet roll holder, and wastebasket), and shower screen.
- In apartments with 2 bathrooms, in each of them: bathroom cabinet, shelves, mirrors, accessories (hooks, towel rails, toilet brush holders, toilet roll holders, and wastebaskets), and shower screens.

Decoration:

- Interior decorative elements, blinds in the living-dining room and bedrooms, mirrors, and decorative paintings.

EQUIPMENT: LIGHTING

- Outdoor lighting for terrace and gallery (according to typology).
- Lighting in the entrance area and living area.
- Lamp or similar in the dining area (according to typology).
- Master bedroom: 2 luminaires and 2 lamps on the bedside tables.
- Lighting in the second bedroom and 1 lamp on the bedside table (according to typology).
- Lighting in bathrooms (according to typology).
- 2 wall sconces or similar in the kitchen (according to typology).
- Lighting in the hallway (according to typology).

INCLUDED EXTRA EQUIPMENT**Living-Dining Room:**

- Decorative boxes
- Electric air freshener
- Set of cups

Master Bedroom:

- Two sets of bed sheets
- Decorative box in the wardrobe
- Floral air freshener
- Scented envelopes in the wardrobe
- Photo frame

Secondary Bedroom(s):

- Two sets of bed sheets per bed
- Decorative box in the wardrobe
- Floral air freshener
- Scented envelopes in the wardrobe

Main Bathroom:

- Two sets of towels

Secondary Bathroom:

- Two sets of towels
- Hairdryer

Kitchen:

- Capsule coffee maker
- Juicer
- Blender
- 4-piece cookware set and 2 frying pans
- Tableware, cutlery, and set of glasses for 6 people, sugar bowl, storage jars, salt and pepper shakers, oil dispenser, kitchen towels, paper towel holder
- Wall clock in the kitchen
- Folding ironing board and iron
- Laundry basket
- Dustpan and broom

If it is not possible to obtain any of the items described in this list during installation, it will be replaced by one with similar characteristics. The information, plans, infographics, and 3D representations in this promotional brochure are not contractually binding and are subject to possible modifications by the construction management or public authorities.

The leisure proposals mentioned correspond to those published by Magic World during the presentation of its tourist project at FITUR 2024, for the upcoming years in the Vacation City of Oropesa del Mar.