CORAL 1 BUILDING

July 26

STANDARD SPECIFICATIONS

Specifications of the quality standards, elements and materials to be used in the construction of Block 1 of the Coral Residential Complex, located opposite Cabanes Beach (Castellón). Coral 1 comprises 79 apartments, all with terraces, and the development is situated on the beachfront.

All apartments include a parking space located on the semi-basement or ground floor.

The first floor features a pedestrian and leisure area for residents, including a social lounge, a swimming pool with separate areas for adults and children, and 2 hydromassage spas. In addition, there is a pet corner for the care and washing of pets.

The building is accessed through the entrance lobby on the ground floor, which provides access to the semi-basement, the first floor (communal areas), and the residential floors.

In addition, auxiliary evacuation staircases are provided from the semi-basement and ground floor to street level. The building entrance lobby includes an entrance hall, 2 lifts, and both a main and a secondary staircase.

The development consists of 2- and 3-bedroom apartments with 2 bathrooms (one en-suite to the main bedroom), an open-plan kitchen and living-dining area, a utility room (depending on the apartment type), and a terrace.

Buyers also have the option to purchase storage rooms located on the ground floor and semi-basement, as well as additional parking spaces, subject to availability.

BUILDING CONSTRUCTION SPECIFICATIONS

· Foundations designed and dimensioned in accordance with current regulations, based on the recommendations of the geotechnical survey and the applicable technical guidelines.

· Reinforced concrete structure designed for a coastal environment, with beams and a one-way slab system using prefabricated joists.

· High-performance external façade enclosure, using materials and finishes suited to the architectural design of the building, ensuring compliance with current regulations regarding thermal and acoustic insulation, watertightness, durability and safety.

· Acoustic insulation in the party walls between apartments. To ensure a quieter living environment, the intermediate floor slabs incorporate an impact sound insulation membrane.

· Walkable flat roofs finished with ceramic paving tiles (non-accessible roofs finished with a protective gravel layer).

· External terrace railings made of aluminium and double safety glass.

· Continuous plaster finish or gypsum render with paint, depending on the area, in corridors and communal areas (staircases, entrance halls and access areas).

· Decorative porcelain stoneware elements and wall panels in the entrance lobbies.

· Porcelain stoneware flooring in the entrance lobbies and ceramic flooring in corridors and communal areas.

Each entrance lobby features an enclosed glazed garden that brings freshness, elegance and a natural touch to the space, creating a more welcoming and visually attractive entrance area. The garden will include a lockable access door for maintenance and cleaning purposes.

· Separate drainage network for foul water and rainwater using PVC pipework.

· Dwelling ventilation system with ducted mechanical extract ventilation and internal grilles in bathrooms and the kitchen, ensuring continuous air renewal and helping to keep the indoor environment free from pollutants.

· Pre-installation for electric vehicle charging points in various areas of the car park. In addition, a metal cable tray will be installed along the garage ceiling to allow the future installation of charging points for all parking spaces.

· Community fibre-optic Internet and Wi-Fi included in all apartments. During the first two years, the developer will cover the maintenance contract. From the third year onwards, the homeowners' association may assume the contract.
The estimated cost of Wi-Fi maintenance will be approximately €3 per apartment per month.

APARTMENT CONSTRUCTION SPECIFICATIONS

· Internal partition walls constructed with ceramic brick or, alternatively, lightweight plasterboard systems on metal framing.

· Gypsum plaster finish on internal ceramic brick walls (except where lightweight plasterboard systems on metal framing are installed).

· Smooth plastic paint finish throughout the interior of the apartments.

· Gypsum plaster and smooth plastic paint finish on the ceilings of bedrooms and the living room (except where suspended ceiling sections are required for service installations).

· Suspended ceilings with smooth plastic paint finish in the hallway, bathrooms and kitchen.

· Porcelain stoneware or SPC (Stone Plastic Composite) flooring throughout the interior of the apartments, with non-slip ceramic tiles on the terraces.

· Ceramic or SPC wall cladding in bathrooms and on the front and side wall surfaces between the kitchen worktop and the upper kitchen cabinets.

· Aluminium exterior joinery with double glazing. All living room and bedroom windows are fitted with aluminium roller shutters incorporating thermal and acoustic insulation within the shutter box.

The double glazing with an air cavity significantly reduces heat transfer and external noise, ensuring a high level of indoor comfort.

· Motorised aluminium roller shutters in the living-dining room and bedrooms.

· Interior wooden joinery for internal doors and wardrobes, finished in white.

· Floor-to-ceiling modular wardrobes with fully lined interiors, including drawer units, shelves and hanging rails.

· Fully fitted kitchen with wall and base units, quartz or similar worktop, and a single-bowl stainless steel sink with drainer.

· Hot and cold water installation.

· Each apartment will have a main shut-off valve together with independent shut-off valves for each wet area.

· Water-saving features designed to reduce water consumption and utility costs while helping to protect the environment, including dual-flush toilets and water-saving aerators on taps.
· Power-floated concrete flooring in garage and storage room areas.

· Installation of white vitrified porcelain sanitary ware, including a toilet with a soft-close or ABS seat, washbasin and shower tray in both bathrooms.

A hygienic bidet shower with hot and cold water supply will be installed next to the toilet in the en-suite bathroom.

· Shower column in both bathrooms and shower screen in the main bathroom.

· Single-lever mixer taps.

· Compact aerothermal unit for the production of domestic hot water (DHW), installed inside each apartment. Its heat pump efficiently harnesses energy from a renewable source as common as the air.

Aerothermal energy is recognised as a renewable energy source under the Spanish Technical Building Code.

· Electrical installation in accordance with the Low Voltage Electrical Regulations.

· Hot and cold split air conditioning unit installed in the living-dining room.

· TV outlet in every room of the apartment, including the terrace.

· Telephone outlet in every room.

· Smart video entry system in each apartment.

· Reinforced entrance door with integrated digital peephole.

EQUIPMENT: HOUSEHOLD APPLIANCES

Kitchen equipped with energy-efficient appliances:

· Stainless steel fridge-freezer with separate freezer compartment.

· Three-zone induction hob.

· Built-in multifunction oven with stainless steel finish.

· Built-in microwave integrated into the upper kitchen units.

· Stainless steel extractor hood integrated into the upper kitchen units.

· Stainless steel dishwasher.

· Stainless steel washer-dryer.

EQUIPMENT: FURNISHINGS

Outdoor terrace furniture comprising:
· Terrace table and 4 chairs.

Inside the apartments:
· Roller blinds in the living-dining room and bedrooms.

In the main bathroom:
· Vanity unit, illuminated mirror and bathroom accessories (robe hooks, towel rails, toilet brush holder, toilet roll holder and waste bin).

EQUIPMENT: LIGHTING

· Outdoor light fitting on the terrace and utility area (depending on the apartment type).

· Light fitting in the entrance area and living area.

· Pendant light or similar in the dining area (depending on the apartment type).

· Main bedroom: 2 light fittings.

· Each secondary bedroom: 1 light fitting.

· Light fittings in the bathrooms (depending on the apartment type).

· 2 wall lights or similar in the kitchen (depending on the apartment type).

· Light fitting in the hallway (depending on the apartment type).

These specifications are subject to change by the Project Management Team due to technical regulatory requirements or to ensure a better overall solution.

The furniture and decorative elements shown are for illustrative purposes only and are not contractually binding. They may be replaced with others of similar characteristics, quality and/or colour.

Should any of the items described in these specifications be unavailable at the time of installation, they will be replaced with others of similar characteristics and quality.