

RESIDENCIAL CRISTAL

STANDARD SPECIFICATIONS REPORT



Specification of materials, elements, and finishes to be used in the construction of phase 1 apartments of the **Residencial Cristal**, located at Manzana 10 in the PDAI of Torre La Sal, in Cabanes (Castellón). This is a building comprising **164 apartments, all featuring terraces** (and ground-floor private outdoor areas), with garage parking and optional storage room (71 units) in the basement, as well as spacious communal areas, including pedestrian zones and leisure spaces for residents, children's play areas, a swimming pool with designated sections for adults and children, all with LED lighting, and landscaping that preserves the existing pine trees on the ground floor. The building consists of TEN above-ground floors (GROUND + NINE) with two entrance halls, each served by two lifts. One-bedroom apartments with one bathroom (with

direct access from the master bedroom), open-plan living-dining room with kitchen, and terrace. Two- and three-bedroom apartments with two bathrooms (one with direct access from the master bedroom), open-plan kitchen (generally open-plan depending on the layout), utility room (according to typology), living-dining room, and terrace.

BUILDING CONSTRUCTION SPECIFICATIONS

- **Basement walls made of reinforced concrete** and deep foundations composed of piles, pile caps, and reinforced concrete footings.
- **Reinforced concrete structure** prepared for marine environments, with beams and unidirectional

slab of prefabricated joists.

- **Vertical enclosures made of ceramic brick or equivalent, with the formation of an air cavity on facades or party walls.**
- **Thermal insulation** in the building's exterior enclosures.
- **Acoustic insulation** in walls between dwellings.
- **Walkable flat roofs finished with ceramic paving** (only in the communal drying area, in the social lounge terrace, and in private outdoor areas connected to the ground-floor terraces).
- **Stamped concrete paving and artificial grass** surfaces in uncovered communal pedestrian areas.
- Non-walkable flat roofs, with gravel protection layer.
- **Façade:** cladding combining areas with external thermal insulation (SATE) and ceramic perforated acoustic brickwork, with sections clad in large-format porcelain stoneware.
- **External railings on terraces made of aluminium** with vertical posts and laminated safety glass.
- Continuous cladding or plaster finish and paint, depending on the area, in corridors and communal areas (stairs, landings, and access points).
- **Porcelain stoneware flooring in entrance halls** and ceramic flooring in corridors and communal areas.
- **Trowelled concrete flooring** in the garage area.
- **Pre-installation for electric vehicle charging in accordance with regulations**, at various points in



the garage, with a metal tray along the ceiling to facilitate the routing of necessary installations to enable charging points at each individual parking space.

CONSTRUCTION SPECIFICATIONS OF THE APARTMENTS

- **Interior partition walls made of large-format hollow ceramic brick or similar**, or using light-weight systems of plasterboard on metal framework (Pladur type).
- **Plaster rendering on interior walls and ceilings** of bedrooms and living room (except where false ceilings are used for installations).

- **Smooth plastic paint on interior apartment walls and ceilings.**
- **False plaster ceiling** and smooth plastic paint in hallway, bathrooms, and kitchen.
- **Porcelain stoneware or SPC (Stone Plastic Composite) flooring** throughout the interior of the apartment, with anti-slip treatment on terraces.
- **Wall cladding in SPC (Stone Plastic Composite)**

in bathrooms and kitchens, applied to the vertical front and side areas between the worktop and upper cabinets. SPC cladding faithfully replicates the textures and tones of wood, stone, ceramic, or other materials, with the advantage of low weight and minimal thickness.

Its vinyl composition prevents moisture absorption, making it highly resistant to daily wear and tear.

- **Exterior aluminium joinery** with thermal break and double glazing.
- **Roll-up aluminium slat** shutters in the living-din-

ing room and bedrooms.

- **Interior wood joinery** for doors and wardrobes.
- **Floor-to-ceiling wardrobes, internally lined.** The wardrobe doors will be sliding, smooth, with a white finish, depending on the layout. **Interior fittings include drawers, shelves, and hanging rail.**
- **Fitted kitchen** with upper and lower cabinets, **quartz countertop** (or similar), and single-bowl stainless steel sink with drainer.
- **Cold and hot water installation** in compliance with current energy efficiency specifications.
- **Separate waste and rainwater drainage system** throughout the building, using PVC piping.
- **Bathroom ventilation** via ductwork with forced upper extraction and internal intake grilles.
- **Installation of sanitaryware** in white vitrified porcelain. Includes toilet, washbasin and **anti-slip resin shower tray.**
The main bathroom will also include a bidet and a toilet with soft-close or ABS lid.
- **White vitreous porcelain** utility sink in kitchen gallery (where applicable, depending on layout).
- **Single-lever mixer taps.**
- **Shower column and shower screen in the main bathroom.**
- **Aerothermal system** for domestic hot water production, with an individual storage tank for each apartment, in compliance with current energy efficiency specifications.
- **Electrical installation** in accordance with the Low Voltage Electrotechnical Regulations.
- **Hot and cold air conditioning** with split unit in the living-dining room.
- **TV, telephone, and data points** in the living-dining

room, kitchen, and bedrooms.

- **TV socket** and power outlet on the terrace.
- **Video intercom** in each apartment.
- **Reinforced front door to the dwelling, with an integrated digital peephole with display screen.**
- **External access to the terraces** of ground-floor apartments via metal gate from the communal outdoor areas.

EQUIPMENT: APPLIANCES

Kitchen equipped with low-consumption appliances:

- **Combi fridge with inox finish and separate freezer.**
- **Induction hob with 3 or 4 burners.**
- **Built-in oven with inox finish.**
- **Extractor hood integrated into upper cabinet.**
- **Washing machine with inox finish.**

EQUIPMENT: FURNITURE

Outdoor furniture on terraces, consisting of:

- **Terrace table and 4 chairs.**

Inside the apartments:

- **Wall-mounted vanity unit, mirror, and auxiliary wall-hung cabinet in the main bathroom.**
- **Blinds in the living-dining room and bedrooms.**

EQUIPMENT: LIGHTING

- **Outdoor lighting** for terrace and gallery (depending on layout).



- Lighting in entrance and living area.
- Pendant light or similar in dining area, depending on layout.
- Main bedroom: 2 light fixtures.
- Second bedroom and, in layouts with 3 bedrooms, lighting in the third bedroom.
- Bathroom lighting (depending on layout).

- Wall lights or similar in kitchen (depending on layout).

- Lighting in hallway (depending on layout).

This quality specification may be modified due to regulatory, technical or adaptation requirements. If at the time of installation it is not possible to obtain any of the items described in this report, it will be replaced by one of similar characteristics.

