

RESIDENCIAL CRISTAL

PREMIUM SPECIFICATIONS REPORT



Specifications of materials, components and quality standards to be applied in the construction of phase 1 of the **Residencial Cristal** development, located on Plot 10 in the PDAI of Torre La Sal, in Cabanes (Castellón). This is a building comprising **164 apartments, all featuring terraces** (and private outdoor spaces on the ground floor), with parking garage and optional storage rooms (71 units) in the basement level. The complex includes generous communal areas with pedestrian walkways and recreational spaces for residents, a children's play area, swimming pool with separate zones for adults and children – both equipped with LED lighting – and landscaped gardens that preserve the existing pine trees on the ground level. The building has TEN above-ground floors (GROUND FLOOR + NINE UPPER FLOORS) and two entrance halls, each served by 2 lifts. One-bedroom apartments with one

bathroom (with direct access from the main bedroom), open-plan kitchen-living-dining room and terrace. Two- and three-bedroom apartments with two bathrooms (one en-suite in the main bedroom), open-plan kitchen (generally separable depending on layout), utility room (depending on layout), living-dining room and terrace.

CONSTRUCTION SPECIFICATIONS – BUILDING

- **Reinforced concrete basement walls** and deep foundation comprising piles, pile caps and a reinforced concrete tie-beam slab.
- **Reinforced concrete structure** suitable for marine environments, with beams and one-way slab system using precast beams.

- **Vertical enclosures** made of ceramic brick or equivalent, with the formation of an air cavity on facades or party walls.
- **Thermal insulation** in all external enclosures of the building.
- **Acoustic insulation** in walls between dwellings.
- **Walkable flat roofs finished with ceramic paving tiles** (only in communal laundry area, social lounge terrace and private areas adjoining ground floor terraces).
- **Stamped concrete flooring and artificial grass** surfaces in uncovered pedestrian communal areas.
- Non-walkable flat roofs with gravel protective layer.
- **Façade** finished with a combination of external thermal insulation system (SATE), perforated acoustic ceramic brick and large-format porcelain stoneware cladding.
- **External terrace railings made of aluminium** with vertical and horizontal supports and safety glass panels.
- Continuous plaster finish or gypsum render with paintwork, depending on the area, in corridors and communal elements (staircases, lobbies and entrances).
- **Porcelain stoneware flooring** in entrance halls and ceramic flooring in corridors and communal areas.
- **Trowel-finished concrete** flooring in the garage area.
- **Pre-installation for electric vehicle charging points in several garage locations, in compliance with current regulations**, with a metal tray running along the ceiling to accommodate necessary conduits for connecting every parking space to a charging point.



CONSTRUCTION SPECIFICATIONS – APARTMENTS

- **Interior partitioning using large-format hollow ceramic brick or similar**, or lightweight systems with plasterboard panels on metal framework (Pladur type).
- **Gypsum plaster finish on interior walls** and ceilings in bedrooms and living room (except false ceilings for service installations).
- **Smooth plastic paint** on walls and ceilings inside the apartments.
- **False ceilings in plaster** and smooth plastic paint in hallway, bathrooms and kitchen.
- **Porcelain stoneware or SPC** (Stone Plastic Composite) flooring throughout the apartment interiors, with anti-slip finish on terraces.
- **SPC** (Stone Plastic Composite) wall cladding in bathrooms and kitchens, applied on vertical surfaces between the worktop and upper cabinets. SPC cladding accurately replicates textures and tones reminiscent of wood, stone, ceramics or other materials, offering low weight and minimal thickness. Its vinyl composition prevents moisture absorption, making it highly resistant to daily wear.
- **Exterior aluminium joinery** with thermal break and double glazing.
- **Aluminium roller shutters, motorised**, in living-dining room and bedrooms.
- **Interior wood joinery** for internal doors and wardrobes.
- **Floor-to-ceiling wardrobes** with monoblock modular units, internally lined. Wardrobe doors will be sliding, smooth and white-finished, depending on layout. Interior fitted with 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**, compliant with current energy efficiency regulations.
- **Separate wastewater and rainwater drainage system** throughout the building using PVC pipes.
- **Bathroom ventilation** via ducts with forced upper extraction and interior air vents.
- **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 vitrified porcelain** utility sink in kitchen gallery (subject to layout).
- **Single-lever mixer taps.**
- **Shower column and shower screen in both bathrooms.**
- **Aerothermal system for domestic hot water production**, with an individual storage tank per dwelling, in compliance with current energy efficiency specifications.
- **Electrical installation** according to the Low Voltage Electrotechnical Regulation.
- **Hot-cold air conditioning** with split unit in the living-dining room.
- **TV, telephone and data** outlets in living-dining room, kitchen and bedrooms.
- **TV and power socket** on the terrace.
- **Video intercom** in every apartment.
- **Reinforced front door to the dwelling**, with an integrated digital peephole with display screen.
- **External access to ground floor terraces** via metal gate from communal outdoor areas.

EQUIPMENT: APPLIANCES

Kitchen equipped with energy-efficient appliances:

- **Combi fridge-freezer** in stainless steel finish with separate freezer.
- **3- or 4-ring induction hob.**
- **Built-in oven** in stainless steel finish.
- **Extractor hood** integrated into upper cabinetry.
- **Washing machine** in stainless steel finish.
- **Dishwasher** in stainless steel finish.
- **Built-in microwave** in upper cabinetry.

In the living-dining room:

- **42" Smart TV**

In the master bedroom:

- **32" Smart TV** wall-mounted, facing the bed

EQUIPMENT: FURNISHINGS

Outdoor terrace furniture including:

- **Terrace table and 4 chairs.**
- **Two-seater sofa and coffee table.**

Interior furnishings in the apartments:

Living room furniture:

- **Television unit**
- **Three-seater sofa bed convertible into a double bed**
- **Coffee table**
- **Sideboard and dining table with 6 chairs**

Master bedroom furniture:



- Double lift-up storage bed with 150 cm wide mattress, headboard and 2 bedside tables

Second bedroom:

- Two single lift-up storage beds with 90 cm wide mattresses, headboards and one bedside table

Third bedroom:

- One single lift-up storage bed with 90 cm wide mattress, headboard and one bedside table

Bathroom furnishings:

- Wall-mounted vanity unit, mirror and auxiliary wall cabinet in both main and secondary bathrooms

Additional items:

- Interior decorative elements and roller blinds in living-dining room and bedrooms

EQUIPMENT: LIGHTING

- Outdoor lighting for terrace and utility area (depending on layout)
- Lighting in entrance area and living space
- Pendant light or similar in dining area (depending on layout)
- Master bedroom: 2 ceiling lights and 2 bedside lamps
- Second bedroom: ceiling light, and in three-bedroom layouts, ceiling light in third bedroom as well as a lamp on the corresponding bedside table (depending on layout)
- Bathroom lighting (depending on layout)
- Wall lights or similar in kitchen (depending on

layout)

- Corridor lighting (depending on layout)

ADDITIONAL EQUIPMENT INCLUDED

Living-Dining Room:

- Decorative wooden boxes
- Electric air freshener
- Set of mugs

Master Bedroom:

- Set of bed sheets
- Decorative box in wardrobe
- Floral air freshener

Main Bathroom:

- Spare towel set

Secondary Bathroom:

- Spare towel set
- Hairdryer

Kitchen:

- Capsule coffee machine
- Citrus juicer
- Hand blender
- 4-piece cookware set and 2 frying pans
- Crockery, cutlery and set of glasses and wine glasses for 6 people, storage jars, sugar bowl, salt and pepper shakers, oil dispenser, tea towels,



kitchen roll holder

- Wall clock

Utility Room:

- Folding ironing board and iron

- Laundry basket

- Dustpan and broom

In red, exclusive equipment Premium Specifications

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.

