



QUALITY SPECIFICATIONS PLUS

Materials, elements, and quality specifications to be used in the construction of Phase 2 of the apartment buildings of Edificio Cristal, located on Block 10 in the PDAI of Torrelasal, in Cabanes (Castellón).

This is a building with 124 apartments, all of them with terraces (and private outdoor areas on the ground floor), with garage parking on the ground floor and basement, optional storage rooms (84 units) in the basement, and large communal open areas with pedestrian and leisure zones for residents, children's play area, swimming pool with separate areas for adults and children, both with LED lighting, and landscaped areas with shaded zones created by pergolas with native vegetation.

The building has TEN above-ground floors (GROUND + NINE) and a main lobby served by 3 lifts.

• 1-bedroom apartments with 1 bathroom (with direct access from the main bedroom), living-dining room with open-plan kitchen and terrace.

• 2- and 3-bedroom apartments with 2 bathrooms (1 with direct access from the main bedroom), open-plan kitchen (generally separable depending on layout), laundry room (depending on layout), living-dining room and terrace.

CONSTRUCTION SPECIFICATIONS OF THE BUILDING

• Reinforced concrete basement walls and deep foundations composed of piles and pile caps properly braced.

• Reinforced concrete structure prepared for a marine environment, with beams and one-way slabs made of prefabricated joists.

• Vertical enclosures made of ceramic brick or similar, with an air cavity in façades or party walls.

• Thermal insulation in the building's exterior enclosures.

• Acoustic insulation in party walls and in slabs between dwellings (to ensure peaceful living, the floors include an anti-impact layer between storeys).

• Stamped concrete paving combined with artificial grass surfaces in the uncovered pedestrian communal areas on the ground floor. In the children's play area, soft rubber flooring.

• Flat, walkable roofs finished with ceramic tiles, in the communal laundry area, on the social lounge terrace, and in private areas contiguous with the ground-floor apartment terraces, which also combine with artificial grass surfaces.

• Non-walkable flat roof with a gravel protection layer.

• Façade: cladding combining areas with external thermal insulation (SATE) and finishes of perforated acoustic ceramic brick, with other areas clad in large-format porcelain stoneware.

• Exterior railings on terraces made of aluminium with vertical and horizontal posts and safety glass.

• Continuous plaster or gypsum render and paint, depending on the area, in corridors and communal elements (staircase, lobbies and entrances).

• Lobby finishes include areas in large-format porcelain stoneware or decorative wall panels.

• Glazed interior garden that brings freshness, elegance and a natural touch to the space, transforming the lobby into a more welcoming and visually attractive area. The garden will include an access door for cleaning and maintenance.

• Porcelain stoneware flooring in lobbies and ceramic flooring in corridors and communal areas.

• Trowelled concrete flooring in the garage area (basement) and stamped coloured concrete (to be determined) on the ground floor. The parking spaces on the ground floor are covered with canopies made of galvanised metal structure and folded sheet metal.

• Pre-installation for electric vehicle charging according to regulations, at various points in the garage, with a metal tray running along the ceiling that can be used to route the necessary installations to provide charging points for each and every parking space.

CONSTRUCTION SPECIFICATIONS OF THE APARTMENTS

- Internal partitions made of large-format hollow ceramic brick or similar, or by means of lightweight plasterboard systems on metal profiles (Pladur type).
- Gypsum plaster finish on interior walls and ceilings of bedrooms and living rooms (except for false ceilings used for service ducts).
- Smooth plastic paint on interior walls and ceilings of the apartments.
- Plasterboard false ceiling with smooth plastic paint in hallway, bathrooms, kitchen and/or other specific areas depending on layout.
- Porcelain stoneware flooring inside the apartments with anti-slip treatment on terraces, or SPC (Stone Plastic Composite) flooring inside the apartments. The SPC faithfully reproduces textures and tones reminiscent of wood, stone, stoneware or other materials, with the advantage of reduced weight and minimal thickness. Its vinyl composition prevents moisture absorption, making it highly resistant to daily wear.
- Ceramic wall tiling, or SPC (Stone Plastic Composite), on bathroom walls and on the vertical planes (front and lateral) between the countertop and upper kitchen cabinets.
- External aluminium carpentry with thermal break and double glazing. The double glazing with air chamber significantly reduces heat-cold energy exchange and outside noise, ensuring high interior comfort.
- Profiled aluminium roller shutters, **motorised**, in living-dining room and bedrooms.
- Internal wood carpentry for passage doors and wardrobes.
- Full-height wardrobes lined inside. Wardrobe doors will be sliding, smooth, finished in white, depending on layout. Interior distribution includes drawers, shelves and a hanging rail.
- Fitted kitchen with upper and lower cabinets, quartz countertop, and single-bowl stainless-steel sink with drainer.
- Cold and hot water installation complying with current energy efficiency standards.
- Separate wastewater drainage network for the building using PVC pipes.

- Ventilation in bathrooms through ducts with forced top extraction and internal grilles at inlets.
- Sanitary fittings in vitrified porcelain, white, including toilet in main bathroom with soft-close or ABS seat cover, bidet or hygienic shower for toilet in master bathroom (depending on dwelling type), washbasin and shower tray.
- White vitrified porcelain utility sink in kitchen gallery (where applicable by layout).
- Single-lever mixer taps.
- **Shower column and screen in both bathrooms.**
- Implementation of water-saving measures that help protect the planet and reduce the owner's utility costs, such as dual-flush toilets and aerators on taps.
- Each dwelling will have a general shut-off valve and independent shut-off valves in each wet room.
- Aerothermal system for domestic hot water (DHW) production with individual storage tank for each dwelling, complying with current energy efficiency standards.
- Electrical installation according to the Low Voltage Electrotechnical Regulations (REBT).
- Hot and cold air-conditioning with split unit in living-dining room.
- One TV, telephone and data socket per room, in living-dining room – kitchen and bedrooms.
- TV socket and outdoor-rated power outlet on terrace.
- Video intercom in each dwelling.
- Armoured entrance door to dwelling with digital peephole and integrated LCD display.
- Ground-floor terraces will have exterior access through a metal gate from the communal outdoor areas, depending on layout.

EQUIPMENT: APPLIANCES

Kitchen equipped with low-consumption appliances:

- Combi refrigerator with stainless steel finish and independent freezer.
- Induction hob with 3 or 4 burners.
- Built-in oven with stainless steel finish.
- Extractor hood integrated into upper cabinetry.

- Washing machine with stainless steel finish.
- Dishwasher with stainless steel finish.
- Built-in microwave integrated into upper cabinetry.

In the living-dining room:

- 42" Smart TV

In the master bedroom:

- 32" Smart TV mounted on the wall, facing the bed.

EQUIPMENT: FURNITURE AND ACCESSORIES

Inside the apartments:

• Living room furniture:

- Three-seater sofa bed convertible into a double bed.
- Coffee table.
- Sideboard (depending on layout) and dining table with 6 chairs.

• Master bedroom furniture:

- Double storage bed (canapé type) with 150 cm wide mattress, headboard, and two bedside tables.

• Second bedroom:

- Two single storage beds (canapé type) with 90 cm wide mattresses, headboards, and one bedside table.

• Third bedroom (where applicable):

- One single storage bed (canapé type) with 90 cm wide mattress, headboard, and one bedside table.

• Bathroom furniture:

- Vanity unit, mirror, and wall-mounted cabinet in both main and secondary bathrooms.

• Roller blinds in living-dining room and bedrooms.

Outdoor terrace furniture:

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

EQUIPMENT: LIGHTING

- Outdoor light fixture for terrace and gallery (depending on layout).
- Lighting in entrance and living areas.
- Pendant light or similar in dining area, depending on layout.

- Master bedroom: 2 ceiling lights and 2 bedside lamps.
- Each secondary bedroom: 1 ceiling light and 1 bedside lamp (depending on layout).
- Lighting in bathrooms (depending on layout).
- Wall light or similar in kitchen (depending on layout).
- Lighting in hallway (depending on layout).

EXTRA EQUIPMENT INCLUDED (EXCLUSIVE TO PLUS SPECIFICATIONS)

Living-dining room:

Decorative wooden boxes.
Electric air freshener.
Set of cups.

Master bedroom:

Set of bed sheets.
Decorative box inside wardrobe.
Floral air freshener.

Main bathroom:

Set of replacement towels.
Secondary bathroom:
Set of replacement towels.
Hairdryer.

Kitchen:

Capsule coffee maker.
Juicer.
Blender.
4-piece cookware set and 2 frying pans.
Tableware, cutlery, and set of glasses and cups for 6 people, storage jars, sugar bowl, salt shaker, pepper mill, oil bottle, kitchen cloths, paper roll holder, etc.
Wall clock in kitchen.

Utility gallery:

Folding ironing board and iron.
Laundry basket.
Dustpan and broom.

NOTE: In red, items exclusive to the PLUS specification.

This quality specification may be modified due to regulatory or technical requirements, or for better adaptation.

If, at the time of installation, any of the elements described in this specification cannot be obtained, it will be replaced by another with similar characteristics.