

SPECIFICATIONS

This specifications document outlines the features and materials for the development of 13 semi-detached homes on private plots with terraces. Each home may optionally include a private-use swimming pool on its plot (with LED lighting inside).

The garage space is located within each plot for enhanced vehicle security. The homes feature a living-dining room with an open-plan kitchen, an entrance hall with a wardrobe, stairs leading to the upper floor, a double bedroom, and a bathroom on the ground floor. Optionally, the kitchen can be separated from the living-dining room, should the client prefer. On the upper floor, there are 2 or 3 bedrooms, depending on the type of home, and 2 bathrooms, with a terrace accessible from the master bedroom. The 3-bedroom homes also have a terrace facing the outer streets.

STRUCTURE AND MASONRY

- Reinforced concrete structure with flat beams and one-way semi-resistant beam floors.
- Facade: continuous coating (monolayer type) alternating with large-format porcelain stoneware cladding (as per design).
- Vertical enclosures made of exterior and interior ceramic brickwork with an air chamber formed between them.
- Thermal insulation in the building's external enclosures. Non-walkable flat roofs with waterproofing and thermal and acoustic insulation in accordance with regulations.
- Printed reinforced concrete slab on the access platform and parking area.
- Internal partition walls made of ceramic brick, or alternatively using lightweight plasterboard systems mounted on metal frames (Pladur).

FINISHES

- Smooth plaster finish on walls and ceilings of the living-dining room, bedrooms, and hallways.
- False ceilings with plasterboard in bathrooms, upper hallway, and kitchen.
- Smooth plastic paint on all horizontal and vertical plastered surfaces and false ceilings.
- Plastered finish on the eaves ceiling of the house with exterior-grade plastic paint.
- Ceramic tiling on bathroom walls and between the base and wall units in the kitchen.
- Porcelain stoneware flooring throughout the house (except in the bedrooms and upper floor hallway). Non-slip flooring on the terrace.
- Porcelain stoneware skirting boards.
- Synthetic parquet flooring in the bedrooms and upper floor hallway.

CARPENTRY AND METALWORK

- Exterior aluminium carpentry with double glazing.
- Profiled aluminium shutters, rollable and motorised, in the living-dining room and bedrooms.
- Secure metal entrance door to the house.
- Exterior railings on first-floor terraces made of double safety tempered glass with aluminium profiles and handrails.
- Partition between garage spaces and ground floor terraces made of ceramic brickwork and continuous coating (monolayer type).
- Partition between upper floor terraces with a fixed frame and glass.

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- Interior wood carpentry for doors and wardrobes, matching modular monobloc units, internally lined in the bedrooms, with drawers, shelves, and hanging bars, and LED interior lighting.
- Sliding doors except in the ground floor utility room.
- Shower screens.
- Front boundary wall made of rough concrete blocks with modular metal fencing above.
- Metal gate at the main façade for pedestrian access, with a 1-metre wide and 2-metre high leaf with a lock.
- Motorised sliding metal gate on the main façade for vehicle access to the parking area.
- Metal fencing for separation between private plots.
- Awnings on the façades (partially covering the private terrace and parking space, respectively).

INSTALLATIONS

- Electrical installation according to the Low Voltage Electro-technical Regulations.
- Plumbing installation in polypropylene (PPR).
- Domestic hot water installation using Aerothermal technology, which efficiently harnesses energy from a common source such as air.
- Hot and cold air conditioning with split units in the living room and master bedroom.
- TV outlet in the living room, bedrooms, and terrace (with the outlet in the master bedroom at least 1.5 metres high, considering the bed).
- Data outlets in the living room-kitchen and in each bedroom.
- Telephone outlets in the living-dining room and master bedroom.

- Separate wastewater system using PVC pipes.
- Bathroom ventilation through ducts with upper extraction and interior grilles at the outlets.

KITCHEN EQUIPMENT

- Fitted kitchen with upper and lower cabinets, equipped with a countertop and a single-bowl sink with a single-lever tap.
- 3 or 4 burner induction hob, built-in oven, integrated extractor hood in the upper cabinet, and built-in microwave.
- Combi fridge, dishwasher, and washer-dryer.

BATHROOM EQUIPMENT

- Vitrified porcelain sanitary ware, with a low-level cistern toilet, soft-close or ABS lid, washbasin, and shower tray.
- Single-lever taps. Shower column in the master bedroom bathroom.
- Vanity unit with built-in sink and surface mirror in the master bathroom, and pedestal sink in the other bathrooms.
- Bathroom accessories: towel hooks, toilet roll holder, and toilet brush holder.

FURNISHINGS

In the living-dining room

- TV unit. Decorative set composed of:
 - Wall backdrop panelled from floor to ceiling with a finish of coloured slats (wall panel).
 - Marbled panel behind the TV (superimposed on the previous one).
 - Lacquered furniture with 8 wooden board drawers, raised on legs.

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- 2 display cabinets with wooden base, back, and frame, and tempered glass side panels, shelves, and front door.
- 65" 4K SMART TV mounted and centred on the panel.
- Perimeter LED lighting behind the backdrop panel and display cabinet shelves (with an independent and switchable mechanism for different lighting settings).
- Dining tables and chairs
 - Matching dining table with designer legs and a tempered glass top with serigraphy or wood. Extendable up to 240 cm in length with a concealed articulated leaf.
 - 6 matching chairs with legs and upholstery depending on the model.
- Coffee tables
 - Set of designer side coffee tables with wooden structure and sliding arrangement.
- Sideboard with mirror
 - Sideboard with a wooden main body and 4 doors.
 - Mirror with a decorative wooden frame and matching finishes.
- Sofa bed

In the master bedroom:

- TV unit. Decorative set composed of:
 - Wall backdrop panelled from floor to ceiling with slats (wall panel). Dimensions vary according to the home type.
 - Marbled panel behind the TV (superimposed on the previous one).
 - Perimeter LED lighting behind the backdrop pan-

el and display shelves (with an independent and switchable mechanism to select the lighting).

- Wooden furniture with push-pull opening drawers, located beneath the TV (type 1 homes) or on the side wall (type 2 homes).
- 55" Smart TV mounted and centred on the marbled panel.
- Bed with headboard and bedside tables. Set composed of:
 - Background wall panel made of slats in grey tone with LED strips.
 - Headboard with a wooden board base, padded with foam and upholstered in light grey, with integrated switches in the headboard body, wooden legs for floor support, and wall-mounted.
 - 150 cm double bed with storage base, mattress, and pillow.
 - 2 lacquered wooden bedside tables

In the rest of the interior of the home:

- 2 single beds of 90 cm on upholstered bases, with headboard, mattress, and pillow in the upstairs bedroom.
- One single bed of 90 cm on an upholstered base, with headboard, mattress, and pillow in the downstairs bedroom.
- 4-bedroom homes: 90 cm single bed on an upholstered base with headboard; mattress and pillow in the second upstairs bedroom.
- One bedside table in all secondary bedrooms.
- Matching bed linen and blinds in the master bedroom and secondary bedrooms. 3 pictures in each bedroom.
- Picture above the sofa, mirror, and blinds in the

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living-dining room.

In the exterior of the home (terrace area):

- Table with 4 chairs and a 2-seater sofa, weather-resistant, with cushions and a low table.

LIGHTING

- LED wall sconces for exterior lighting at the main entrance, garage, and terraces on both floors.
- 2 surface-mounted LED sconces on the dining room ceiling and a ceiling lamp in the dining room.
- 2 surface-mounted LED sconces on the master bedroom ceiling and 2 bedside lamps.
- 2 surface-mounted LED sconces in each secondary bedroom and a bedside lamp in each.
- One surface-mounted LED scone on the ceiling of each bathroom and a light point above the mirror.
- 3 surface-mounted LED sconces in the kitchen area.

EXTRAS INCLUDED

In the living room:

- Set of cups

In the master bedroom:

- A spare set of bed sheets.
- Photo frame.

In the secondary bedrooms (in each of them):

- A spare set of bed sheets.

In the kitchen:

- Capsule coffee machine.
- Blender.

- Juicer.
- 4-piece cookware set.
- 2 frying pans.
- Glassware, cutlery, and crockery for 6 people.
- Salt shaker, pepper shaker, oil dispenser, and sugar bowl.
- Storage jars.
- Paper towel holder.
- Kitchen towels, spoon rest.
- Dustpan and broom.
- Clothes iron.
- Laundry basket.

In the bathrooms:

- Hair dryer in both the master and secondary bathrooms.
- Waste bins.

If at the time of installation, any of the described items is not available, it will be replaced with another of similar characteristics.

INQUIRE ABOUT PRICES FOR AN OPTIONAL POOL WITH A 14 M2 SURFACE AREA AND 11.30 M2 WATER SURFACE IN THE PRIVATE PLOT OF THE HOME.