

BUILDING FEATURES

FOUNDATION: Foundation and armed concrete beams.

STRUCTURE: Unidirectional, formed by columns, flat beams and armed concrete beams.

ROOF: Flat, accessible and passable, type solarium, formed by exterior ceramic floor, qualities, waterproofing and thermal insulation.

HOUSE FEATURES

MASONRY

- ✓ The facade is formed by double wall bricks and a chamber with insulation panels inside, according to the regulations.
- ✓ Partitions of hollow double brick.
- ✓ Separation between houses. According to the regulations, solid perforated bricks with acoustic isolation DANOFON or alike, Pillars coating and hollow brick large format walls among other rooms.

INSULATION

HEAT INSULATIONS :

- ✓ Insulation between land and house through ventilated air chamber, according to regulations.

SOUND INSULATION (IMPACTODAM SHEET)

- ✓ Top insulation floors with IMPACTODAM (sound insulation sheet) according to regulations.

COATINGS

Facade: Mortar coating monolayer type, with roller printed finish in White colour.

Indoor:

- ✓ Smooth Paint in Walls and ceilings, washable, breathable, and anti-mildew.
- ✓ False plaster roof in bathrooms and kitchen.

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- All homes have contracted a ten-year guarantee insurance for damages for the fundamental work in compliance with law 38/99 of November 5 on building plane (LOE).
 - In the opinion of the technical team, the aforementioned materials will be susceptible to modification by others or alike of superior quality.



FLOORING AND TILING

Outdoor: Terraces and communal areas with large format porcelain.

Indoor:

- ✓ High-quality, porcelain and large format tiles and skirtings all over the house.
- ✓ Kitchen bench and shower bathrooms area: high-quality tiling.



CARPENTRY AND GLAZING

Outdoor:

- ✓ Exterior carpentry: aluminium lacquered in grey colour according to the European standard series.
- ✓ Double glass glazing and air chamber. Type climalit. (6+6+4).
- ✓ Balconies in lounge and bedrooms, depending on house type.
- ✓ Balcony railings in metal guides with security glass.
- ✓ Shutters in all Windows, bedrooms and living room.
- ✓ Bathrooms with tilt-and-turn windows without shutters. (according to the housing model)

Indoor:

- ✓ Main gate with security lock, in White colour with panoramic peephole.
- ✓ Smooth lacquered passage doors with brass handles and latches in bathrooms.
- ✓ Wardrobes in bedrooms with one shelf on the top are lacquered in white.



FACILITIES

Plumbing and bath fittings

- ✓ Indoor installation with thermoplastic pipes or another approved by the regulations and umbrella system from the ceiling.
- ✓ High-quality bath fittings and mixer taps.
- ✓ Washbasins with cabinets.
- ✓ Toilets.
- ✓ Shower tray in bathrooms.
- ✓ Nuos Split inverter for sanitary hot water with 150 litres.
- ✓ Split air conditioning pre-installation in bedrooms and lounge.

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ELECTRICITY

- ✓ Indoor installation with mechanism BTICINO type or alike.
- ✓ TV socket in the lounge and all rooms.
- ✓ Telephone socket in lounge and master bedroom.
- ✓ TV installation by cable and antenna.
- ✓ Extractors in bathrooms (excluding bathrooms with windows in houses located at corners)

KITCHEN

- ✓ Full furnished, top and bottom cupboards, single sink and wood worktop.
- ✓ Induction hob and extractor.

SOLARIUM (TOP-FLOOR HOUSES)

- ✓ Electricity plug and TV antenna point.
- ✓ Water tap.

GARDENS (GROUND FLOOR HOUSES)

- ✓ Perimeter fence with monolayer built wall and refined finishes with roller printed in White colour.

GARDENS

- ✓ Perimeter fence with wall finished in monolayer mortar.
- ✓ Children's play, recreation area, and adults circuit with bio health gym machinery.

RESIDENTIAL COMPLEX AND COMMUNAL AREAS

- ✓ Two large areas of 2186 square meters each.
- ✓ Parking place interior or exterior.
- ✓ Pedestrian access and others with common areas of printed concrete and grass.
- ✓ Communal telecoms installation enclosed area (R.I.T.U.) with TV, telephone, internet, and satellites.

SWIMMING POOL

- ✓ One communal swimming pool 199 m2 for adults and children. Garden areas.
- ✓ Playground and

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