

## QUALITY REPORT

### VILLAS C/SAN SEBASTIÁN - 21. LA MATA-Torrevieja-Spain

#### HOUSING INTERIOR

##### COMFORT

- Housing with **aerothermia for ACS.**
- **Underfloor heating on all bathrooms** (ground floor and first floor).
- **Programmable colour LED lighting in living-room.**
- **LED lighting installed in halls and bathrooms.**
- **Hybrid airing system in all the housing** for a better conditioning.
- **Electric blinds.**
- Pre-installation for **cold-hot air conditioning** and **independent control for each room** in ground and first floor.
- **Electric pre-installation for indoor blinds.**

##### FLOORS

- On ground floor and all bathrooms, **rectified porcelain flooring with beveled straight skirting.**
- On first floor, **laminated wood floating Oak Anubis** or similar, except in bathrooms.
- **Internal steps stairs with rectified porcelain flooring.**

## GROUND AND FIRST FLOOR BATHROOMS

- **In single-controller shower with rain sprinkler.**
- High quality glazed porcelain sanitary ware.
- High quality bathroom fittings.
- **Hygieic shower.**
- **Resin shower trays** with polyurethane and **screens with tempered safety glass.**
- Ground and first floor bathrooms: **White or similar suspended Krypton countertop, with integrated sink**, except in bathroom-suite.
- Bathroom-suite: **suspended countertop, with integrated sink and lower shelf.**
- **Backlit mirror with LED.**
- **White rectified and pearly high quality tiles.**
- Hot and cold water installation using temperature-resistant polyethylene (PERT)
- **Underfloor heating.**
- Forced ventilation.

## INDOORS WOODWORK

- **Armored main door**, of anthracite grey galvanized Steel (or similar), with safety hinges, embellishment, anti-lever anchor spurs, security lock, straight handle and chrome crank.
- **Interior doors** lacquered in "white-traffic" with slits (4 horizontal stripes), chromed fittings and cranks.
- Interior condemnations finish Chrome in the suite room and in all bathrooms.
- Sliding or folding door in bathrooms.

## BUILT-IN WARDROBES

- Finished in the same colour as the matching doors, sliding doors, **lined inside**, with upper shelf, hanging bar, drawers, shoe rack and lighting.

## **EXTERIOR WOODWORK AND GLAZING**

- **PVC windows and exterior doors** in anthracite grey, hinged/oscillating and sliding windows in large windows.
- **Triple glazing with air chamber:** Anti-impact glass, "LOW EMISSIVE" glass with Solar Control, air chamber and acoustic internal glass. Insulation and crystal control properties: acoustic, thermal and U.V.A.
- **Extruded aluminum blinds driven by electric motor.**
- Square spiral stairway to the solarium in perforated galvanized sheet, grey and handrails.

## **KITCHEN**

- Island design shape furniture kitchen with bar to the dining room, with low and high cabinets, finished in high gloss white color, auto-brake system for closing. Silestone or similar worktop, edging with groin.
- Built-in stainless steel sink and single-handle faucets, with flexible and sprinkler.
- **Extractor hood embedded in the ceiling and induction hob. Bosch, Siemens, Balay,** or similar brand.

## **PAINTING AND CEILINGS**

- Walls and ceilings: **plastic paint, white color and smooth finish.**
- **Double perimeter ceiling in living room area with indirect colored LED lighting.**
- Bathrooms ceiling will be made of **removable plasterboards, Chrome-plated steel profiles and a register of installations.**

## **PLUMBING INSTALLATION**

- Made with temperatura resistant polyethylene piping and/or lined, for the service of bathrooms and kitchen.
- **Soundproofed drainage pipes** inside the housing.

## **FACADES**

- **Exterior treatment covered with fine scraped single layer mortar, white color, natural stone and safety laminated anti-impact glass** in terraces and solarium.
- Facade enclosures composed of a triple hollow partition of 11.5 cm, plastering, **thermal insulation with *Neotermic*** of 8 cm, air chamber and inner sheet of double hollow brick 7-9 cm thick or double laminated plasterboard.
- **Lattice design to protect the stairway to solarium.**

## **INSULATION AND MASONRY WORK**

- Interior partitions will be 7-9 cm brick plastered with smooth mastered plaster or double laminated plaster plate.
- The house floors will have **acoustic insulation of noise by impact** between the first floor and the ground floor.

## **ELECTRIC AND TELECOMMUNICATIONS INSTALLATION**

- Electrical installation carried out according to Low Voltage Electrotechnical Regulation (REBT) and Technical Building Code (CTE)
- Telecommunications installation carried out under the Common Telecommunication Infrastructure Regulation.
- High-end electricity and telecommunications mechanisms, Niessen Zenit Silver and White or similar.
- Electrical conduits carried out by means of a non-flame propagating cable.
- Pre-installation with reserve tube.
- **TV sockets in living room and bedrooms.**
- **Satellite dish for receiving international channels.**
- **Video intercom in color.**

## **FOUNDATION AND STRUCTURE**

- Foundation and **Anti-seismic structure** of reinforced concrete according to C.T.E.
- Perimeter wall reinforced concrete basement HA-300.

## **COVERS**

- **Ventilated and passable flat roof** finished with rectified porcelain ground of high-quality on air chamber, C.E **standard and thermal and acoustic insulation**, in compliance with the CTE.

## **'SEMI-BASEMENT FLOOR**

- **Clear and finished space.**
- **With electrical installation, plumbing, pre-installation of air conditioning** for 2 split,
- **Walls with smooth plastic paint** on mastered plaster and **aged exposed brick details.**
- **Porcelain flooring**, with skirting of bevelled straight edge.
- **Fully finished bathroom** with rectified porcelain tile, white color and decorated wall, **shower with shower with rain effect** and **screen with tempered glass**, stained porcelain toilet, washbasin design with bench, premium quality faucets, lighting, **backlit LED mirror, hygienic shower and Sanitric\*\*.**
- **Storage room/ machine room.**
- Optional: Can be configured at customer's convenience (at additional cost)

## **OUTDOOR AREAS**

- **Private enclosed plot**, with green areas, non-slip flooring, native vegetation, high-end artificial grass, white gravel, automatic irrigation, light points and power outlet.
- **Private pool** with high-end bright white stoneware, **cervical impeller, color led lighting**, purifier, timer, **saline electrolysis chlorinator\*\*\*\*\* (salt water), and automatic PH controller\*\*\*\*\*.**
- **Outdoor shower.**
- **Private solarium - Chill-Out area with ventilated and passable ground finished** with rectified porcelain of high-quality on air chamber, **bar's bar, lighting, Jacuzzi, water tap and power points.**
- **Grey transparent anti-impact glass** in interior partitions, terraces and solarium.
- **Exterior light in facades** included.

- Parking lot for vehicle access **by motorized door with remote control**, galvanized sheet metal or reinforced PVC, anthracite grey, in common areas.
- **Exterior and inter-housing enclosure**, by means of exposed reinforced concrete exterior wall and translucent 5+5 recessed anti-impact glass.
- Interior enclosure with side wall with reinforced concrete wall, stainless steel poster and 5+5 translucent glass and with rear panel with plastered concrete block, fine scraping, white colour and white aluminium partition lattice.

## **INSURANCE**

- The house will have:

**Ten Year Warranty Insurance** for damage to the work in compliance with Law 38/99 of 5 November on Building Planning.

**Deposit insurance on the amounts delivered by the buyer during construction**

NOTE: For technical or structural reasons, this quality memory can be replaced by materials of similar or higher characteristics, if advised by the optional management.

## **LEGEND**

\* **Low emissive crystals:** they help to improve the air conditioning of the house, allowing the light to pass and preventing the thermal transfer between the interior of the house and the exterior.

\*\***Sanitric:** pump that crushes the waste and drives the water to the drainage pipe to evacuate it to the outside of the house.

\*\*\***Aerothermia:** Energy system that takes advantage of the existing energy in the outdoor air, transforming it into the energy that we will need in the house to heat the water (A.C.S.) and/or air-condition the house, with high energy efficiency at low cost, maximum reliability, durability, advanced and environmentally friendly control software.

\*\*\*\***Saline electrolysis chlorinator:** generates chlorine from salt dissolved in water (salt water), achieving antiseptic properties for eyes, skin and nose, more efficient disinfection and avoiding the use of high toxicity products.

\*\*\*\*\* **Automatic PH controller:** prevents water from corrupting, making cleaning and maintenance easier.