

BUILDING SPECIFICATIONS LA RECOLETA 3- SUBPHASE 2

FOUNDATIONS AND STRUCTURE

- Direct foundation using isolated reinforced concrete footings and structural reinforcement beams.
- Reticular building structure of reinforced concrete, complying at all times with the relevant construction standards, and in particular with Spain's structural concrete code (EHE). Solid reinforced concrete slabs in stairways.

ROOFING

- Inclined with brick openwork supports and finished with weathered tiles.
- Walkable flat roofing for solariums. All A/C equipment will be installed on flat roof areas with access from the common areas. In all cases with waterproofing and thermal insulation.

EXTERIOR WALLS AND INTERNAL PARTITIONING

- Exterior walls made of doubled, 12 cm hollow brick, with intermediate air space with thermal insulation and interior partitioning.
- Separation between apartments by doubled walls made from large-format hollow brick, with intermediate air space and acoustic insulation.
- Interior room partitioning made from perfectly plumb, doubled large-format hollow brick, with surface prepared for subsequent plaster coating or tiling.

EXTERIOR FACADES

- Textured finish on facades using plastene coating and plaster, in white or in color.
- Hinged and sliding exterior carpentry in imitation-wood PVC, varnished on the exterior and white on the interior.
- Double-pane glass type CLIMALIT 4+6+6
- Varnished imitation-wood PVC hinged shutters.
- Metal railings or PVC imitation-wood planks on constructed bases.

FLOORING

- Acoustic insulation over metal framing using impact-resistant sheets.
- Marble in the entire apartment interior.
- Imitation terra cotta stoneware tiles for terraces and solariums.

INTERIOR WALLS

- Top-quality stoneware tile in bathrooms.
- Plaster with paint in the rest of the apartment.

INTERIOR CARPENTRY

- Reinforced main entry door with security lock.
- Interior carpentry in lacquered wood with horizontal moldings.
- Built-in wardrobes in all bedrooms with sliding lacquered wood doors and horizontal moldings, interior lining of textured melamine with shelving and clothing rod.

KITCHEN

- Upper and lower cabinets finished with high-shine laminate, push system.
- Resin and natural stone countertops.
- Recessed single sink with stainless steel finish.
- Vitroceramic stovetop, extractor fan hood, and oven finished in fingerprint-resistant stainless steel.

BATHROOMS

- White vitrified porcelain toilets.
- White vitrified porcelain washbasins.
- White acrylic bathtub (in master bathroom).
- Built-in natural stone shower base (in second bathroom).
- Top-quality, single-lever hot/cold faucet.
- Radiant plate heating system in all bathrooms.

INSTALLATIONS

- Central **cooling** and **heating** system through ducts, with adjustable flow grates.
- **Electric** hot water heater located in the kitchen, with solar panel support.
- **Electrical** system following low-voltage electrical standards. Top-brand devices. Light fixtures installed on terraces and in kitchens and bathrooms. Automatic lighting using motion detectors in common areas of garages, entrances, and stairways.
- **Telecommunications:** basic telephone network, telephone cable connections, basic terrestrial TV and parabolic antenna for two satellites, TV connections in living/dining room, kitchen, and all bedrooms.
- Automatic video intercom system for entrance.
- Pre-installation for alarm system
- **Fire protection** system in garage including forced ventilation, extinguishers, and fire hose cabinets.

MISCELLANEOUS

- CCTV video surveillance at entry and in common areas, connected to the security service.
- Direct elevator access from garages and storage areas to the apartments, suitable for disabled users, with automatic stainless steel doors and infrared beam door operation.
- Built-in mailboxes located next to the access.
- Entire development enclosed by a stone wall.
- Ground floor apartments with terraces opening onto common areas.
- Landscaped common areas with lawns and trees. Automatic sprinkler irrigation.
- Stamped concrete walkways.
- Garden lighting and walking paths.
- 2 swimming pools (adults and children) with tile surfacing.
- Underground parking space and storage area for each apartment.
- Access to the garage by automatic gates operated by remote control.