

## QUALITY DESCRIPTION

### FOUNDATION AND STRUCTURE

The foundation and structure of the houses are made of reinforced concrete based on insulated concrete panels and waffle slab making use of the innovative SISMO building system. See [www.sismospain.com](http://www.sismospain.com). An independent technical control body guarantees the perfect execution of the foundation and structure, which is also covered by a 10 year insurance.



### FACADE

Finished with decorative stone and monolayer coating on the concrete panels. Inside it will have a double skin prepared for smooth painting.

### EXTERNAL CARPENTRY

The entire exterior carpentry is made of PVC with a thermal bridge break. For greater comfort, the windows are double glazed with an air chamber.

As an extra, and as long as it falls within the established construction planning, clients can choose the installation of blinds.



## **PARTITION AND INSULATION**

The interior partitioning is made of laminated plasterboard on each side, mounted on galvanized steel profiles with insulation, which results in Class-A energy rating. In humid areas the inner plate is anti-humidity.



## **PAVING**

The exterior floors/surfaces are finished with ceramic stoneware tiles, artificial grass, and areas of rocks and Albergo soil.



In the interior of the houses, porcelain stoneware tiles have been selected for the entire house and stoneware tile for the bathroom area.





## WALLS AND CEILINGS

All interior walls are finished with smooth plastic paint.

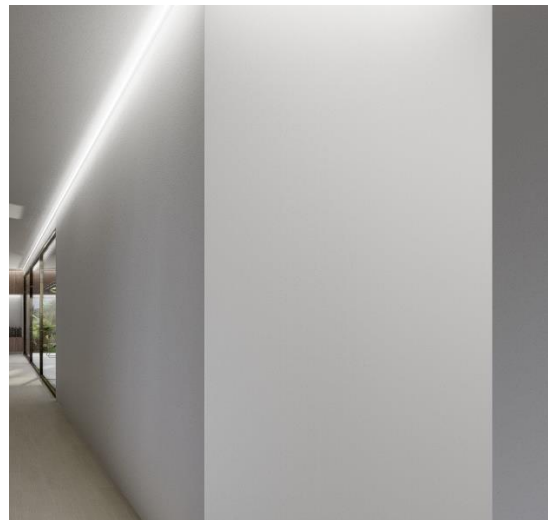
The walls of the bathrooms are finished with ceramic tiles, in some areas at medium height.

The front between upper and lower cabinets in the kitchen is finished with ceramic tiles.

As an extra, and as long as it falls within the established construction planning, clients can choose the placement of large vertical marble.

All ceilings of the house are finished with a laminated false ceiling, except for the bathroom area where the A/C machinery is installed, which will have an accessible ceiling.

The ceilings are painted with smooth paint.





## INTERIOR CARPENTRY

The entrance door to the house has an armored lock with a pivoting vertical hinge.

The interior doors are finished in white with an extra wide leaf of 0.82 m (standard width in new build houses is 0.72 m) and satin silver handles.

As an extra, and as long as it falls within the established construction planning, clients can choose the placement of doors from floor to ceiling, with the same width as the partition, made of MDF and lacquered. In addition, clients can choose (as an extra) to have hidden hinges.

The interior wardrobes are fitted with a mezzanine, hanging bar, chest of drawers and an intermediate shelf.

As an extra, and as long as it falls within the established construction planning, clients can



## KITCHEN FURNITURE AND APPLIANCES



The kitchen is installed in a section of between +/- 2.4 - 3 meters wide (depending on model). With upper, lower and countertop furniture. The kitchen consists of two parts, a wall unit, and an island unit. The work top in the kitchen is made of natural and/or compressed stone.

Kitchen equipment: Sink with mixer tap, extractor hood, electric induction hob, and electric water heater in laundry room. The sanitary hot water has a support with a photovoltaic solar panel.

As an extra, and as long as it falls within the established construction planning, clients can request the installation of gas for the kitchen and water heater and kitchen white goods.



## PLUMBING, SANITARY AND FAUCETS

The bathrooms come with an integrated sink, mirror, toilet, integrated shower floor and glass shower screen. All taps have a chrome finish, activated with a single lever and jet economizer. The faucet in the showers has a temperature regulator.

The houses have a safety water cut-off key inside and in each of the wet rooms.

The individual plot has two hose outlets.



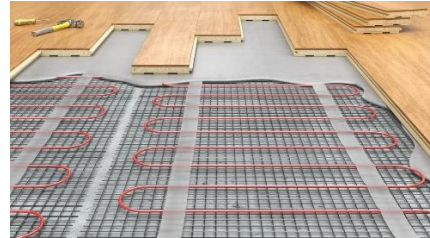


## HEATING, AIR CONDITIONING AND HOT WATER



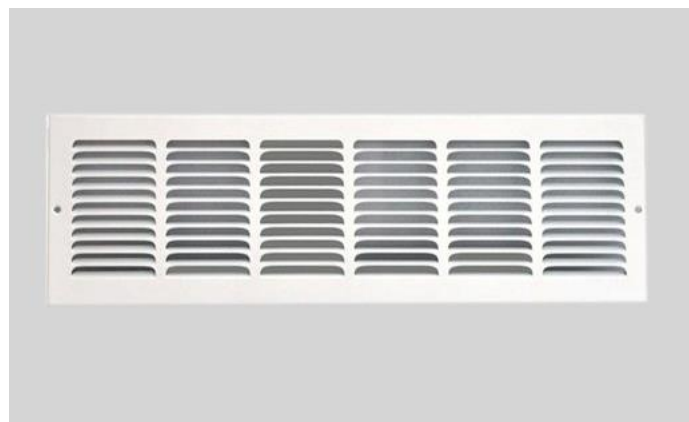
The houses have support for sanitary hot water with a photovoltaic panel.

For the heating system, the most comfortable solution on the market is available with underfloor heating in the living room and bathrooms. As an extra, and as long as it falls within the established construction planning, clients can request underfloor heating in the other rooms.



The cold/hot air conditioning is designed with a fully installed ducted A/C machine.

As an extra, and as long as it falls within the established construction planning, clients can request an air-zone system for greater savings in energy consumption.



## ELECTRICITY, LIGHTING AND TELECOMMUNICATIONS

The entire house has TECKIN or similar brand home automation mechanisms that can be used with Alexa, Google home or Siri.

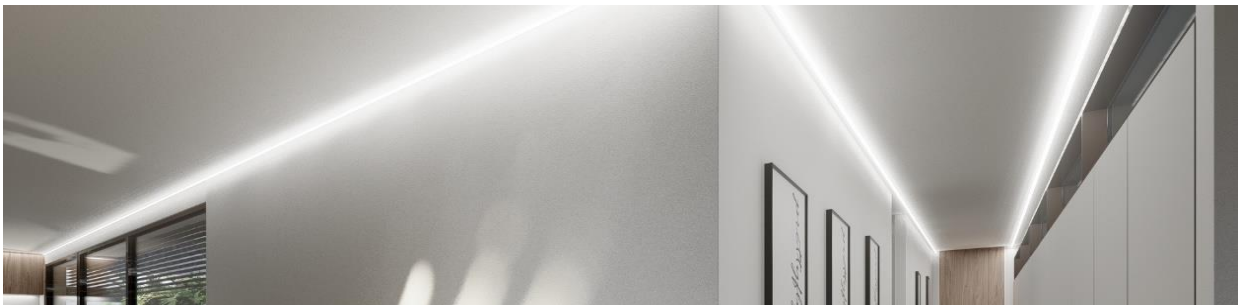
USB sockets in all bedrooms.

RING or similar brand video door entry system with the extra option of being able to install a video surveillance system throughout the property.



Integrated LED lights in the ceilings (interior and exterior).

Wi-Fi cable with a box at the entrance of the house for the installation of a router and an access point in the living room. As an extra, and as long as it falls within the established construction planning, network access can be requested in all rooms.



## COMMUNAL AND OUTDOOR AREAS



The plots have landscaped gardens and individual private pools of 6 x 3 m (Spirit homes) or 8 x 4 m (Balance, Balance XL, Harmony and Energy homes). As an extra, and as long as it falls within the established construction planning, clients can request an 8 x 4 m pool for the Spirit model.

Water treatment is based on chlorine powder or tablets.

As an extra, and as long as it falls within the established construction planning, clients can choose the installation of a salt chlorination system.







The maintenance of the pool and of both community and private gardens will be carried out within the community fees of owners with the idea of always having all gardens in perfect condition.

For irrigation, the rainwater that is received on the roofs of the houses will be used, channeling the collected water to a common tank from which a centralized drip irrigation system is established.

The project has ample communal zones with many greens, paths, and relaxation areas.



## ENERGY CLASSIFICATION A



The houses have an energy rating of A assuming a decrease in CO<sub>2</sub> and reducing the necessary energy demand.

The advantages of housing for this energy rating are:

- Thermal insulation of the facades.
- Thermal insulation of the ceilings (with the incorporation of vegetal roofs).
- Radiant floor technology producing heat at low temperatures.
- Acoustic insulation of the facades among others through the installation of air-chambered glass and the SISMO structure.
- Individual air conditioning system for each property.

Some examples of optional features that clients can choose are listed below:



- **Solar panels**
- **Kitchen White goods**
- **Gas system**
- **Electric car charging point**
- **Fireplace**
- **Lift (For villas with 2 floors)**
- **Extra storage space in hallway**

