

QUALITY SPECIFICATIONS REPORT

*Residential complex of 126 homes
on Plot 1 of Sector UR/19*

ASTRA^o
H O M E S

Seaviews Lifestyle

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Building

Foundations

THE STRUCTURE WILL BE EXECUTED IN REINFORCED CONCRETE, IN COMPLIANCE WITH CURRENT REGULATIONS AND THE SPANISH TECHNICAL BUILDING CODE (CTE).

THE FOUNDATIONS WILL BE CARRIED OUT IN ACCORDANCE WITH THE RESULTS OF THE GEOTECHNICAL STUDY.

Roofs

FLAT ROOFS WILL BE INVERTED TO ENSURE IMPROVED THERMAL INSULATION.

THE FINISH IN NON-ACCESSIBLE AREAS WILL BE GRAVEL, AND IN ACCESSIBLE AREAS, THE FLOORING WILL BE NON-SLIP CERAMIC TILES.

Facades

THE EXTERIOR FAÇADE WILL BE MULTI-LAYERED, CONSISTING OF AN OUTER BRICK WALL, INTERNAL INSULATION, AN AIR CAVITY, AND AN INTERIOR LINING WITH PLASTERBOARD.

THE EXTERIOR FAÇADE FINISH WILL BE RENDERED, COMBINING VARIOUS COLORS.

Finishes

Interior Partitions

INTERIOR DIVISIONS WILL BE MADE OF PLASTERBOARD PANELS FIXED WITH METAL FRAMING AND INCORPORATING MINERAL WOOL THERMAL AND ACOUSTIC INSULATION.

IN WET AREAS, MOISTURE-RESISTANT PLASTERBOARD PANELS WILL BE USED.

SEPARATION BETWEEN DWELLINGS AND BETWEEN DWELLINGS AND COMMON AREAS WILL CONSIST OF CERAMIC BRICK WITH A SELF-SUPPORTING PLASTERBOARD LINING AND INTERIOR THERMAL AND ACOUSTIC INSULATION.

Flooring

PORCELAIN STONEWARE FLOORING IN A NEUTRAL STONE TONE WILL BE INSTALLED THROUGHOUT THE DWELLING, LAID WITH TILE ADHESIVE. ON TERRACES, IT WILL BE NON-SLIP.

Wall Finishes and Suspended Ceilings

IN KITCHENS, THE COUNTERTOP WILL BE MADE OF COMPACT PORCELAIN MATERIAL MATCHING THE FINISHES. BASIC KITCHEN APPLIANCES WILL BE INCLUDED: COOKTOP, OVEN, AND EXTRACTOR HOOD.

BATHROOMS, BOTH MAIN AND SECONDARY, WILL BE TILED IN THE SANITARY FIXTURE AREAS FOR MOISTURE PROTECTION.

THE REMAINING WALLS OF THE DWELLING WILL HAVE A SMOOTH PAINT FINISH.

CONTINUOUS SUSPENDED PLASTERBOARD CEILINGS WILL BE INSTALLED IN HALLWAYS, KITCHENS, AND BATHROOMS, EXCEPT IN BATHROOMS HOUSING BUILDING SERVICES EQUIPMENT, WHERE AN ACCESSIBLE SUSPENDED CEILING WILL BE INSTALLED FOR MAINTENANCE.

Wall tiling

Main Bathroom

OPTION 1: BEIGE BASE AND DECORATIVE CERAMIC WALL TILES IN RECTANGULAR FORMAT.

OPTION 2: WOOD-EFFECT BASE AND DECORATIVE CERAMIC WALL TILES IN RECTANGULAR FORMAT.

Secondary Bathroom

LIGHT GREY BASE CERAMIC WALL TILES IN RECTANGULAR FORMAT WITH DIAGONAL DECORATIVE TILE.



Sanitary ware

Washbasins

MAIN BATHROOMS WILL INCLUDE A WASHBASIN WITH A WOOD-FINISH VANITY UNIT.

SECONDARY BATHROOMS WILL INCLUDE A WASHBASIN WITH A WHITE-FINISH VANITY UNIT.

Showers

RESIN SHOWER TRAY, DIMENSIONS DEPENDING ON THE BATHROOM. TAPWARE SET MATCHING THE WASHBASIN.

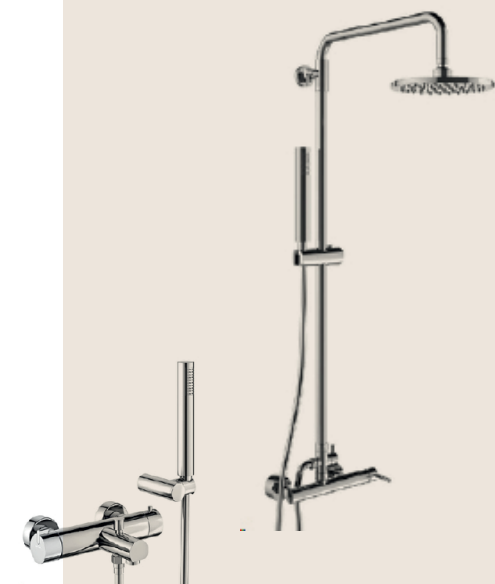
Toilet

WHITE CLOSE-COUPLED TOILET FIXED TO THE WALL WITH DUAL FLUSH SYSTEM.

Taps

SINGLE-LEVER MIXER TAPS FOR WASHBASINS.

THERMOSTATIC SHOWER COLUMN. THERMOSTATIC TAP WITH SHOWER FOR BATHTUB. CHROME FINISH.



Carpentry and metalwork

Exterior Carpentry

WINDOW FRAMES WILL BE LACQUERED ALUMINUM IN RAL 7022 WITH THERMAL BREAK.

ROLLER SHUTTERS WITH INJECTED-INSULATED LACQUERED ALUMINUM SLATS WILL BE INSTALLED, ALLOWING FULL BLACKOUT IN BEDROOMS.

IN LIVING ROOMS, SLIDING DOORS WILL PROVIDE ACCESS TO TERRACES.

GLAZING WILL CONSIST OF DOUBLE GLAZING WITH DEHYDRATED AIR CHAMBER AND LOW-EMISSIVITY TREATMENT TO IMPROVE COMFORT AND THE BUILDING'S THERMAL ENVELOPE.

LOW-EMISSIVITY GLASS ENHANCES ENERGY EFFICIENCY AND COMFORT.

Interior Carpentry

THE ENTRANCE DOOR WILL BE A REINFORCED SECURITY DOOR WITH A THREE-POINT LOCKING SYSTEM. THE INTERIOR FACE WILL MATCH THE FINISH OF THE REST OF THE INTERIOR CARPENTRY.

INTERIOR DOORS WILL BE SMOOTH, LACQUERED IN WHITE, WITH CHROME-FINISH HARDWARE.

HANDLES AND FITTINGS WILL BE CHROME-FINISHED.

Wardrobes

MODULAR BUILT-IN WARDROBES WITH HINGED OR SLIDING DOORS (DEPENDING ON PROJECT REQUIREMENTS), LACQUERED IN WHITE. INTERIORS WILL BE LINED AND EQUIPPED WITH A TOP SHELF AND HANGING BAR.

Common areas

Paving

THE MAIN PATHWAY AT LEVEL 5 WILL BE EXTERIOR WOOD-EFFECT PORCELAIN PAVING.

WHITE-LIGHT GREY GRANITE CHIPPINGS WILL BE LAID UNDER BENCHES.

ALL OTHER AREAS NOT PAVED IN PORCELAIN WILL HAVE ARTIFICIAL GRASS.

ENTRANCE LOBBIES WILL HAVE PORCELAIN FLOORING SUITABLE FOR MODERATE PEDESTRIAN TRAFFIC.

Landscaped Areas

COMMON AREAS WILL INCLUDE LOW WATER-CONSUMPTION VEGETATION AND NATIVE SPECIES WITH AUTOMATIC DRIP IRRIGATION.

Swimming Pool

POOLS WILL BE FINISHED IN LIGHT-COLORED PORCELAIN STONEWARE. THE CHILDREN'S POOL WILL INCLUDE A BEACH-STYLE AREA.

Lighting

COMMON AREAS WILL USE LOW-ENERGY CONSUMPTION LAMPS AND INCLUDE PHOTOVOLTAIC PANELS.

Gym

EQUIPPED WITH FITNESS MACHINES.

Spa

WITH SAUNA AND JACUZZI.

Air-conditioned coworking

SPACE WITH PANORAMIC MOUNTAIN VIEWS.

Cinema and multimedia room

TO ENJOY SPORTS EVENTS OR THE LATEST RELEASES TOGETHER AS A COMMUNITY.

Installations

Heating, Air Conditioning, and Domestic Hot Water

DWELLINGS WILL INCLUDE A HEAT PUMP SYSTEM FOR AIR CONDITIONING AND HEATING. AN AEROTHERMAL SYSTEM WILL SUPPLY DOMESTIC HOT WATER.

Electricity and Telecommunications

TELECOMMUNICATIONS INSTALLATION WILL COMPLY WITH REGULATIONS.

EACH DWELLING WILL INCLUDE BROADBAND FIBER OPTIC CONNECTION, CABLE TV DUCTING, DIGITAL TV RECEPTION, RADIO, AND CATEGORY 6 DATA NETWORK WITH OUTLETS IN LIVING ROOMS AND BEDROOMS.

THE DEGREE OF ELECTRIFICATION WILL BE HIGH AND THE PROVISION OF ELECTRICAL AND TELECOMMUNICATIONS OUTLETS WILL BE AS DEFINED BY REGULATIONS.

SINGLE POWER OUTLET ON TERRACES. VIDEO INTERCOM SYSTEM INSTALLED.

COMMON AREAS WILL INCLUDE RECESSED LED LIGHTING IN CEILINGS. TERRACES WILL HAVE LOW-ENERGY LUMINAIRES.

Plumbing and Drainage

THE PIPES WILL BE CROSS-LINKED POLYETHYLENE INSULATED FOR THEIR RESISTANCE TO ANY TYPE OF WATER, THEIR LOW ROUGHNESS AND THEIR LOWER THERMAL CONDUCTIVITY COMPARED TO METALS SUCH AS COPPER.

DRAINAGE SYSTEM WILL BE PVC WITH SOUND-INSULATED DOWNPIPES.

EACH DWELLING WILL INCLUDE MAIN AND INDEPENDENT SHUT-OFF VALVES.

GROUND-FLOOR TERRACES AND GARDENS (AS INDICATED IN PLANS) WILL HAVE WATER OUTLETS.

Installations

Garages

MOTORIZED ACCESS DOOR WITH REMOTE CONTROL.

FIRE PROTECTION SYSTEM IN COMPLIANCE WITH REGULATIONS.

PRE-INSTALLATION FOR ELECTRIC VEHICLE CHARGING POINTS.

Elevators

ELEVATORS WITH ACCESS FROM ALL FLOORS AND DIRECT CONNECTION TO GARAGE LEVELS, AUTOMATIC DOORS, OVERLOAD DETECTION, TELEPHONE CONNECTION, AND ACCESSIBLE CABIN.