

# QUALITY SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure, supervised by an independent technical monitoring body.

## ROOF

- Roofs will be flat, waterproof and with thermal insulation. Walkable roof areas (roof terraces, roof areas accessible for maintenance, etc.) will be finished with non-slip ceramic tiles.

## FAÇADES

- Façades and exteriors will be rendered with water-resistant white cement for exteriors, painted with acrylic emulsion paint in colours chosen by the project management.
- Exterior walls with water-resistant white cement for exteriors over perforated brick laid in stretcher bond with solid brick architraves, cement render inside the cavity wall with rounded edges, continuous thermal insulation on the external wall inside the cavity with rock wool in 60 mm nominal thickness, 46 mm uprights with 15 mm double standard plaques.

## INTERNAL WALLS AND INSULATION

- The partition walls between homes, and between homes and common areas, are emulsion painted laminated plasterboard, 15 mm double standard plaques, continuous thermal insulation on the external wall inside the cavity with rock wool in 30 mm nominal thickness, gap, 11 cm wall in perforated acoustic clay brick, gap, continuous thermal insulation on the external wall inside the cavity with rock wool in 30 mm nominal thickness, 15 mm double standard plaques and emulsion painted laminated plasterboard.
- Internal walls inside the homes are emulsion painted projected plaster or laminated plasterboard, 12.5 mm double standard plaques, continuous thermal insulation on the external wall inside the cavity with rock wool in 40 mm nominal thickness, gap, 12.5 mm double standard plaques, and ceramic tiles or paint as applicable.

## EXTERIOR FITTINGS

- Exterior fittings in aluminium, lacquered in a colour chosen by Project Management, contrasting with the façade. Fittings with thermal break and microventilation.
- Double glazing with air gap.

## INTERIOR FITTINGS

- Security door at the entrance to the home, in accordance with regulations.
- Interior doors lacquered in white with satin finish chrome hardware, with locks in bathrooms and toilets.
- Fitted wardrobes in bedrooms, fronts with doors in similar colours and designs as the room doors. Clad interiors with upper shelf and hanging rail.

## FLOORING AND WALL TILES

- Laminated flooring in lounge, kitchen, bedrooms, hall and corridor, laid over impact-resistant underlay.
- Non-slip ceramic tile flooring in bathrooms and toilets.
- Non-slip ceramic tile flooring in terraces and porches.
- Non-slip ceramic tile flooring or stamped or honed concrete in common areas.
- Kitchen walls, mirror between the countertop edge and upper cabinets. Bathrooms and toilets, walls will combine ceramic tiles (wet areas) and painted walls.

## INTERIOR FINISHES

- Plasterboard false ceiling in bathrooms and kitchen.
- False ceiling with hatch in secondary bathrooms for maintaining air conditioning machinery.
- All other walls in the home will be clad in applied plaster or plasterboard. Matt emulsion paint in a light colour.

## BATHROOM FITTINGS AND TAPS

- Bathrooms and toilets in the homes have top quality sanitary ware in white glazed porcelain, with shower trays according to the type of home.
- Cabinet with countertop and vessel sink in the master bathroom.
- Chrome finish mixer taps with water-saving mechanism.



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## KITCHEN FITTINGS

- Fitted kitchen with lower and upper cabinets.
- Countertops in compact material such as Silestone or similar.
- Stainless steel sink with mixer tap.
- Extractor hood.
- Appliances: glass ceramic hob, refrigerator, washing machine, microwave oven, electric oven, and dishwasher.

## ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation according to low voltage wiring regulations and applicable law.
- Electrical mechanisms with modern designs.
- Telecommunications installation in the home with jacks in the lounge, bedrooms and kitchen.
- USB charging outlets in bedrooms and lounge.
- Video entryphone.

## HOT WATER AND HVAC

- Collective hot water production system with solar panels, with the primary circuit supported by air source heat pumps, heat exchanger and individual support in homes by inter-accumulator tank.
- Community accumulator tanks with pump group to guarantee a constant uniform pressure.

## AIR CONDITIONING

- Individual air conditioning installation for air-to-air system, with output and return ducts and grilles lacquered in white.

## SPECIAL INSTALLATIONS

- Project compliant with the CTE (Spanish Technical Building Code) and with Junta de Andalucía Regulation 293/2009 on Accessibility, and Regulation 169/2011 on Renewable Energy, Energy Savings and Efficiency in Andalusia.
- Telecommunications installation according to the Regulations on Common Telecommunications Infrastructures, adapted to fibre optic and coaxial cables, to provide all the homes with the full range of digital options.
- Ventilation of homes according to the CTE with extractors, integrated microventilation in fittings, and extractor inlets in the ceilings of bathrooms and kitchen.
- Acoustic insulation in the floor between flats in the form of an acoustic underlay of flexible expanded

polystyrene, self-levelling mortar, e=6 cm cement mortar, reticulated polyethylene foam sheet.

- Forced ventilation in garages with smoke detectors and carbon dioxide detectors connected to the central alarm system.
- Energy efficiency classification of the development: B

## LIFTS

- Passenger lifts to the garages and all floors, with automatic doors.
- Independent entrances in garages.

## COMMON AREAS

- Children's and adult swimming pools.
- Outdoor gymnasium.
- Children's playground.
- Paddle tennis court.
- Landscaped areas with ponds, benches, paths, etc.
- Swimming pools will have salt chlorination systems and interior lighting.
- Outdoor common areas will be lit by low-level lamps to avoid light pollution.
- Low consumption LED lighting in entranceways, garages and common areas.
- Automatic vehicle access gate with remote controls for opening.
- Garage with honed concrete flooring and painted walls.
- Pre-installation for electric vehicle charging stations in the garages area (individual optional extra).
- Individual storage rooms.
- Disabled access ramp.
- The residential complex is completely enclosed and fenced.

## ENERGY CLASSIFICATION:



**Note:** The information in this document and the commercial plans are for information purposes only and may vary according to the technical requirements of the project or for commercial or legal reasons.

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