



MEMORIA DE CALIDADES

FOUNDATIONS AND STRUCTURE:

- The foundations and the concrete walls are made from reinforced concrete elements. The choice was made on the basis of the characteristics of the land and legislation currently in force.
- The structure is formed by a flat waffle slab floor on all levels, in compliance with the CTE DB-SE "Structural safety" regulations. Flat reinforced concrete slabs are used for slopes.

WALLS:

- Outside facing walls are cavity walls with solid perforated brick on the outside, covered with a mortar rendering and a dry partition on the inside – 'Pladur' system, thermally insulated with rock wool or fibre glass, in compliance with CTE DB-HE "Energy Saving" regulations.
- Walls between properties are of 6-inch-thick solid perforated brick with double self-supporting backing – 'Pladur' type – and sound insulation in compliance with CTE DB-HR "Protection from noise" regulations.
- Interior distribution of rooms using dry partition walls with top quality 15 mm plasterboard covering. In kitchens and bathrooms, the dry partition walls will be water-repellent.

INSULATION:

- Thermal and sound insulation on the outside walls of the property using rock wool, in compliance with CTE DB-HE "Energy Saving" regulations.
- Flat roofs and terraces waterproofed with asphalt fabric, in compliance with CTE DB-HS "environmental health" regulations. Flat roofs above properties thermally insulated with polystyrene panes, in compliance with CTE DB-HE "Energy Saving" regulations".

FLAT ROOFS:

- Inverted flat roofs waterproofed using asphalt membrane with thermal insulation based on expanded polystyrene, finished with a gravel layer or ceramic tiles in the case of covered terraces or open terraces.
- Complies with the technical Construction Code, DB-SU "Safety in Use" regulations".

RENDERING AND INTERIOR COATINGS:

- False ceiling of smooth plaster tile in hallways, corridors and toilets in cellar.
- 'Pladur' false ceiling with rock wool in kitchens and master bathrooms.
- Trimmed and plastered with a high standard finish in the remaining ceilings in the property.
- An accessible acoustic ceiling for the air-conditioning equipment in the second bathroom.
- Exterior walls of properties finished in cement mortar.
- Kitchen, bathroom and toilet walls covered with high quality "Gres" ceramic tiles.
- Decorative false ceiling in living rooms.

RIVERSIDE

FLOORS:

- Floors inside the property are stripped oak bevelled laminate and lacquered MDF skirting in white or grey, or large format, glazed, Porcelanosa 'Ston-ker'-type "Gres" ceramic tiles.
- Kitchen, bathroom and toilet with glazed "Gres" floor tiles.
- Flooring in covered terraces, open terraces and tiled access ways will be in non-slip "Gres" ceramic tiles specifically for exterior surfaces, in accordance with CTE regulations.
- Garage and store rooms paved with a continuous layer of mechanically smoothed concrete.
- Natural stone coping on terrace parapet walls, masonry trimmings and on doorsteps and window sills.

INTERIOR CAPRINTRY AND METALWORK:

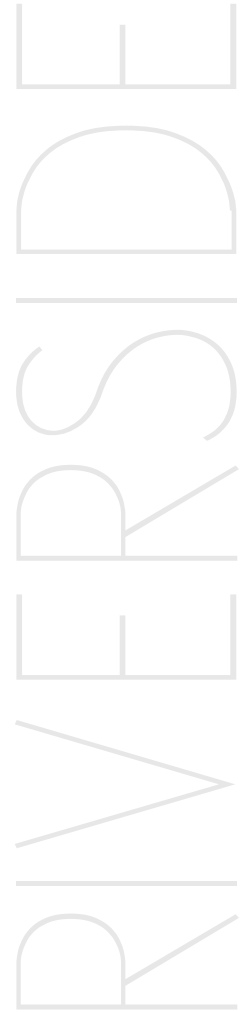
- Lacquered main entrance door to property, reinforced, and with a three-anchor-point safety lock and anti-leverage hinges.
- Interior room doors will be plain and factory lacquered and in the case of sliding doors in kitchens, will be glazed with clear glass.
- Door-handles and embellishments finished in stainless steel with privacy lock in bathrooms and bedrooms.
- Monoblock fitted wardrobes with, smoothed, lacquered hinged doors, lined inside and with a middle level shelf and a hanging bar.
- Lined walk-in closets with melamine shelf.

EXTERIOR WINDOWS AND DOORS:

- Exterior doors and windows with 'Strugal', or similar, extruded aluminium frames, either hinged or sliding, depending on the case, with thermal break, in compliance with CTE DB-HE "Energy Saving" and DB-EIR "Protection from Noise" regulations.
- Double-glazed with safety glass and sunlight control and with thermal-acoustic insulation in all rooms in the property.
- Compact shutter housing with automated roller blinds with aluminium slats in all bedrooms.
- Stairways in wrought-iron and safety glass with a lacquered wood hand-rail on interior stairway in properties with a cellar.
- Outside terraces will have safety glass parapets.

BATHROOM FITTINGS AND PLUMBING:

- Interior hot and cold water installation with copper or cross-linked polyethylene pipes in compliance with CTE DB-HS "Environmental health" regulations.
- Hot water is supplied by Heat Pump with air heating system, in compliance with DB-HE "Energy Saving" regulations with support electric heater in each property.
- Bathroom fittings in glazed porcelain with chrome mixer taps.
- Wash basins mounted on natural stone or 'Silestone'-type top.
- Wall-mounted toilet bowl with concealed cistern.
- Acrylic bath tub and large format shower tray.
- Water and drainage connection for washing machine and dish-washer.
- Independent cut-off taps in wet rooms, in addition to a general stop-tap.
- Exterior water connection on terraces and roof terraces.



ELECTRICITY:

- Superior level electrical installation in accordance with current of Ministry of Industry regulations.
- TV and telephone connections in kitchen, living room and bedrooms.
- Necessary fittings for access to cable television services.
- Video Answer-phone installed.

VENTILATION AND AIR-CONDITIONING:

- Inside the properties, ventilation will be by way of controlled, humidity regulating mechanical ventilation complying with CTE DB-EIS "Environmental health" regulations with extractors situated on the flat roof, micro-ventilation integrated into window frames and extractor units in bathroom and kitchen ceilings.
- Air-conditioning installation through ducting, with multi-split heat pump. Inverter system.

PAINTWORK:

- On interior walls, smooth coloured plastic paint will be used on vertical surfaces.
- On horizontal surfaces and plaster ceilings, or 'Pladur' in kitchen and bathrooms, white coloured plastic paint will be applied.
- On outside walls, stone-effect paint.

CELLAR:

- Floors inside the property are stripped oak bevelled laminate and lacquered MDF skirting in white or grey, or large format, glazed, Porcelanosa 'Ston-ker'-type "Gres" ceramic tiles.
- Vertical surfaces with self-supporting dry partition backing.
- Horizontal surfaces clad with trim and a high-standard plaster finish.
- Smooth plaster false ceiling in installations area.
- Coloured plastic paint on vertical surfaces. Ceilings with white plastic paint. Electricity, television and telephone sockets.

EXTERIORS AND MISCELLANEOUS:

- Automatic garage door. Can be opened using magnetic key or remote control.
- Concierge service.
- Community swimming pool with sunbathing area around the water-edge and night illumination and saline chlorination system.
- Sifted topsoil in private gardens.
- Community garden areas
- Elevator with access down to basement level.
- Mirrors in bathrooms.
- Underfloor heating in bathrooms.
- Fitted kitchen, totally equipped with appliances.

The Project Management reserve the right to substitute some of the materials described in these specifications with others of similar or superior quality if it is considered appropriate to do so.