

# LE CAPRICE

## BUILDING SPECIFICATIONS REPORT

### **Energy certification (EEC): B**

#### **C.T.E.**

The homes will comply with the Spanish Technical Construction Code (European standard)

#### **STRUCTURE, STONE MASONRY AND LININGS**

- Structure with reinforced concrete pillars and floor slabs. Foundation slabs.
- Separation between dwellings created by half foot perforated brick plastered on both sides and insulated with cardboard and rock wool as soundproofing.
- Layout partitions with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall, with thermal insulation of rock wool with 7.5 cm thickness. And roofing with thermal insulation of extruded polystyrene with 7.5 cm thickness.
- False ceiling of smooth plaster throughout the entire dwelling. Perimeter moulding in the living room and master bedroom, according to project plan details.
- Interior linings in sprayed plaster and smooth acrylic paint finish.
- Exterior cladding according to the plans with cement mortar rendering and a paint finish.

#### **FLOORING**

- SALONI Ardesia Cenere continuous ceramic flooring tiles measuring 90x90 cm in the living room, hall, corridors, bedrooms, kitchen and utility room with white lacquered MDF skirting boards.
- Main bathroom, flooring tiles SALONI Porcelain Range in Apolo Matt Graphite 60x60 cm.
- Second bathroom, flooring tiles SALONI Porcelain Range Ardesia Cenere 90x90 cm Shiny White
- Terrace and solarium with SALONI Ardesia Cenere continuous porcelain flooring, 90x90 cm, non-slip.

#### **TILING**

- Main bathroom, one wall in SALONI Porcelain Ateneo Shiny White 40x40 cm, other walls in SALONI Apolo Matt Graphite 40x120 cm.
- Second bathroom, one wall in SALONI Porcelain Eternal White 11.6x54.3 cm, other walls in SALONI Porcelain Eternal Matt White 40x120 cm.

#### **EXTERIOR CARPENTRY**

- Armoured entrance door.
- Slide and lift window in the living room from floor to ceiling, in lacquered aluminium, with thermal break trim, double glazing and impact-resistant glass.
- Hinged windows of lacquered aluminium in the remaining rooms, with thermal break trim and double glazing.
- Motorized roller blinds of lacquered aluminium in the windows of the bedrooms.

#### **INTERIOR CARPENTRY**

- Armoured entrance door.
- Internal smooth finish doors of 220 cm in height, finished in Atlas Jet Black Oak with chrome fittings.
- Wardrobes: smooth finish sliding doors in Atlas Jet Black Oak, combined with interior panelling in Grey Leather tone, with a hanging rail, low shelf and set of drawers.

#### **FITTINGS**

- Designer kitchen with fitted cupboards in two tones and white resin worktop.
- Equipment: SIEMENS appliances; Refrigerator, electric oven and microwave in column arrangement, induction hob, extractor hood, integrated dishwasher, washing machine and single sink in black with top quality tap from the TRES brand.

#### **BATHROOMS**

- Main bathroom with WC model Formilia Viragio JACOB DELAFON, white acrylic shower tray measuring 200x80 cm with shower screen installed, unit with double sink and four drawers in brilliant white from the JACOB DELAFON brand.
- Second bathroom with top quality WC from JACOB DELAFON, model Formilia Viragio, white acrylic shower tray measuring 150x80 cm with shower screen installed, unit with single sink and two drawers, model New Ola by JACOB DELAFON.
- First-class tap fittings, TRES trademark, in all bathrooms.
- Backlit mirrors in both bathrooms.
- Electric underfloor heating in both bathrooms.

#### **AC/HEATING SYSTEM**

- AC/Heating system installed via conduits in false ceiling.

#### **INSTALLATIONS**

- Lighting package according to the project.
- Line of decorative LED lighting in the false ceiling of the living room and master bedroom.
- Mechanical ventilation installation of the house according to C.T.E.
- USB sockets in kitchen and master bedroom.
- Telephone and TV outlets in the living room/dining room, bedrooms and kitchen.
- NIESSEN SKY Soft mechanisms in Black.
- Electric water heater with energy savings system with hot water supply produced by thermal solar energy.

#### **OTHER FACILITIES**

- Residential complex with communal pool and gardens. Private closed perimeter fence with pedestrian access door with video entry phone and motorised gate with remote control for vehicle entry. Lifts in each building with capacity for 6 people.
- Parking space and storage room in the basement assigned to each home.
- Designer canopy installed on the terrace or solarium overhangs on the penthouse homes.
- Pre-installation of shower and outdoor kitchen units on the solariums belonging to the duplex and penthouse homes.

**Note:** This document does not constitute a contract as it is a summary of the official memorandum of technical specifications which forms part of the Abbreviated Informative Document (AID) available to clients at the sales office.