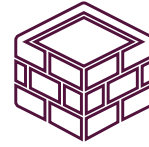




FINISHES

Sira
HOMES

Marbella - Málaga



Foundation and structure

- The foundation is mixed, consisting of shafts, footings, and micropiles.
- The vertical structure of the building is composed of **reinforced concrete walls** and metal pillars on the roof.
- The horizontal structure consists of **floor slabs made** of solid reinforced concrete.



Facades and roof

- The facade is designed with a **painted render finish** according to the project specifications, achieving an attractive and contemporary image. Decorative finishes will combine thermal performance with modern design. The interior will feature rock wool and reflective thermal insulation, with a 70mm reinforced plasterboard lining from **PANEL SYSTEMS** or similar.
- Trafficable inverted flat roof finished with **non-slip porcelain stoneware**.
- **Non-trafficable inverted green roof** with waterproofing and topsoil.
- Inverted gravel roof to house rooftop installations, including waterproofing and insulation.



Common areas

- **Enclosed private development**, illuminated pedestrian paths, and green walls as per the project.
- Walkway connecting to the **relaxation area**, which includes a fitness zone, dry sauna, hammam, and changing rooms.
- Street furniture consisting of **BREINCO** brand benches or equivalent.
- Lift with double or single boarding as per the project, **TK ELEVATOR** brand or equivalent.



Interior carpentry

- Armoured security entrance door to the home, with an optical peephole, solid wood-veneered on the exterior face, and white lacquered on the interior to match the home's interior carpentry.
- Smooth interior doors in white lacquered MDF with **stainless steel handles**.
- Built-in **wardrobe fronts with hinged doors**, finished in white lacquer to match the rest of the interior carpentry. Fitted internally with drawer units, shelves, luggage compartment, and hanging rail.

- Skirting boards in white lacquered MDF.
- White lacquered PVC skirting boards in wet areas.



Flooring

- **Interior home:** rectified porcelain stoneware flooring by **CIFRE CERÁMICA** or equivalent, **ACRON** series model (Grey or Ivory) in 90x90 cm format and Class 1.
- **Terraces:** non-slip porcelain stoneware flooring on pedestals (plots) by **CIFRE CERÁMICA** or equivalent, **ACRON** series model (Grey or Ivory) in 90x90 cm format and Class 3.
- **Landings and stairs:** prefabricated paving by **BREINCO** or equivalent, Losa Vulcano model in 40x20 cm format, as per the project.
- **Access stairs to homes:** porcelain stoneware tile flooring on a metal step structure.
- **Pedestrian area landscaping:** prefabricated paving by **BREINCO** or equivalent, Losa Vulcano model in 40x20 cm format, as per the project.
- **Parking landscaping:** prefabricated paving by **BREINCO** or equivalent, Losa Filtra Green model in 60x40 cm format in the parking area.





Tiling

- **Main bathroom:** rectified porcelain stoneware wall tiles by **CIFRE CERÁMICA** or equivalent, ACRON series model (Grey or Ivory) in 60x120 cm format in the shower area; emulsion paint on remaining walls as per the project.
- **Secondary bathroom:** rectified porcelain stoneware wall tiles by CIFRE CERÁMICA or equivalent, ACRON series model (Grey or Ivory) in 60x120 cm format in the shower area; emulsion paint on remaining walls as per the project.
- **Kitchen:** splashback between upper and lower kitchen units in the same material as the worktop, **ASCALE** Essenza series model or equivalent; emulsion paint on remaining walls as per the project.



Interior partitioning and insulation

- Interior Room Divisions: 90mm thick reinforced plasterboard panels by **PANEL SYSTEMS** or similar, with thermal and acoustic guarantees.
- Divisions Between Homes: Mixed enclosure of sound-resistant solid brick with 70mm reinforced plasterboard lining on both sides by **PANEL SYSTEMS** or similar, including thermal and acoustic insulation.



Painting and false ceilings

- **Emulsion paint** on vertical and horizontal interior surfaces of the home, suitable for humid environments in bathrooms and kitchens.
- **Laminated plasterboard** false ceiling as per the project, moisture-resistant in kitchens, bathrooms, and laundry rooms.
- **Water-resistant** removable false ceiling in bathrooms, finished in smooth emulsion paint.
- Suspended outdoor false ceiling using reinforced **GLASSROC**-type plasterboard or equivalent on ground and first-floor terraces, smooth finish, as per the project.



Kitchen

- Kitchen furniture by **SANTOS** with a contemporary design featuring high-capacity upper and lower units, equipped with the following:
 - **SIEMENS** appliances or equivalent:
 - Induction hob with integrated extraction.
 - Stainless steel oven.
 - Microwave.
 - Integrated refrigerator.
 - Integrated dishwasher.
 - Wine cooler.
 - Washing machine and dryer (in laundry room).





- Stainless steel sink.
- Single-lever mixer tap with stainless steel finish.
- Worktop, splashback, and island in **ASCALE** porcelain or equivalent.



Bathrooms and toilets



- Wall-hung sanitary porcelain toilet with concealed built-in cistern and dual flush, **DURAVIT** D-Neo model or equivalent.

- Wall-hung vanity unit with vitrified porcelain washbasin on the countertop, **DURAVIT** D-Neo model or equivalent, dimensions as per project, including LED backlit mirror above the unit.

- Single-lever washbasin mixer tap by **DURAVIT** in chrome finish or equivalent.

- Ultra-low profile non-slip resin shower tray in the main bathroom by **DURAVIT**, Sustano model or equivalent; acrylic bathtub in the secondary bathroom by **DURAVIT**, D-Neo model or equivalent.

- Thermostatic taps by **DURAVIT** in the shower and bathtub, Croma Select S model in chrome finish, or equivalent.

- Shower and bath screens by **DUSCHOLUX** or equivalent.





Terraces, gardens, and private pools

- Ground floor homes will have a garden in both the rear area, finished in sand-coloured deactivated concrete, and the main area with natural grass.
- Upper-floor homes enjoy **terraces** or **solariums**, the latter partially covered by a white lacquered aluminium pergola. These terraces will have full pre-installation for an outdoor kitchen.
- **Private pool** on the ground floor and roof, as per the project; **FLUIDRA** brand or equivalent, with salt chlorination, filter and recirculation plant, lighting, control, and **pre-installation for heating**.



Exterior carpentry, glazing, and ironwork

- Carpentry with **CORTIZO** aluminium profiles or equivalent, **COR VISION PLUS** model, as per project design, with thermal bridge break, colour to be defined, and sliding opening system.

- **Motorised** aluminium roller shutters by **PLECK** or equivalent, with PVC monoblock system and L50 slats in bedrooms, colour similar to exterior carpentry. Remote control operation.
- Glazing with solar control/Argon chamber by **GUARDIAN GLASS** or equivalent, Extra clear 4+4/16 argon/4+4 model, with acoustic butyral and low thermal emissivity.
- Interior railings in duplex homes with an 8mm metal plate frame and plate vertical uprights, lacquered in white.
- Exterior railings on terraces made of laminated glass fixed via a 'U' profile, without handrails.
- Lacquered metal pergolas, as per project, on terraces and parking spaces.
- Sliding aluminium slats by **GRADHERMETIC** or equivalent for sunlight control in living rooms and bedrooms.



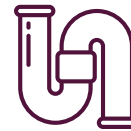
Electricity and telecommunications

- The home is equipped with the electrical and telecommunications sockets required by the Low Voltage Electrotechnical Regulations (REBT).
- Interior, exterior, and common area lighting by JISO or equivalent.
- Power and TV sockets on terraces.



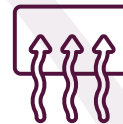


- Fittings: plug sockets, switches, etc., **NIESSEN** Zenit S Duna model or equivalent.
- Collective radio and television installation, with TV and telephone sockets in the living room, bedrooms, and kitchen.
- Video intercom by **FERMAX** or equivalent, Kit Video City Veo-XL wifi Duox Plus 1L model.
- Electrification of bedroom shutters with **SOMFY** motors or equivalent.



Plumbing

- Domestic hot water provided by a latest-generation arothermal system, **HISENSE** brand or equivalent, located in the laundry room.
- Drinking water distribution pipes made of cross-linked polyethylene and drainage via soundproofed soil pipes. The home will have a main shut-off valve and independent shut-off valves in each wet room.



Air conditioning and ventilation

- Air conditioning via a **HISENSE** brand installation or equivalent, using low-profile ducts powered by the arothermal equipment, with diffusion through linear supply and return grilles, and outdoor units located on roof sheds.

- Invisible heating via **TIEMME** underfloor heating using an aérothermal system with a hydrokit located in laundry rooms.
- Double-flow cross ventilation, **SIBER** or equivalent.



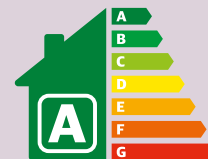
Smart Home

- The pool will have exclusive control over the treatment plant for water filtering and recirculation.
- **SMART MOBILITY**: electric vehicle charging. Pre-installation for a charging point with Wallbox Pulsar Max, high performance, in the parking space included in the price.
- **SMART SOLAR**: installation of photovoltaic panels for self-consumption per home, as per the project, for 100% renewable electricity generation.



Sustainability certifications

- **Energy rating “A”** for the home according to RD390/2021.
- **BREEAM** Certification with a “Very Good” rating.



we are
sustainable





Home customisation*

Any proposal for home customisation regarding installations, layout, or finishes will be studied and economically valued by the commercial team:

Options with additional cost:

- Customisation of the kitchen outside the options offered by Iberdrola, provided the same supplier is maintained.
- Installation of a kitchen in the solarium.
- Various appliance options.
- Quooker brand tap system in the sink.
- Replacement of bathtub with a shower tray.
- Furnished laundry rooms according to home typology.
- Installation of an electric vehicle charging point in the parking space included in the price, with **SMART MOBILITY**.

Options with no additional cost:

- Choice of kitchen furniture colour and worktop finish.
- Choice of different kitchen tap finishes.
- Paint shades for the entire home.
- Choice of flooring colour among the following proposals:
 - CIFRE brand Acron Porcelain flooring, grey or equivalent.
 - CIFRE brand Acron Porcelain flooring, ivory or equivalent.
- Choice of tiling among the following proposals:
 - CIFRE brand Acron tiling, grey or equivalent.
 - CIFRE brand Acron tiling, ivory or equivalent.

(*) The acceptance of customisations will be subject to the progress of construction.

NOTE:

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