



3rd & 4th Phases





FINISHES

Phases 3 and 4 of **Camarate Hills** are an exclusive project in a unique setting, characterized by exceptional finishes detailed below.



FACADES Y ROOFING

- Facade with continuous coating. A dry-wall lining with thermal and acoustic insulation will be installed on the interior.
- Non-trafficable inverted roof.



INTERIOR PARTITIONING

- Interior divisions between rooms: self-supporting drywall partitions made of laminated plasterboard with thermal and acoustic insulation.
- Divisions between homes: perforated solid brick walling with dry-lined laminated plasterboard on both sides, including thermal and acoustic insulation.



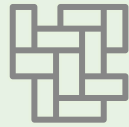
EXTERIOR CARPENTRY

- Aluminum profile carpentry with a lacquered finish, thermal bridge break, color to be defined, and various opening types depending on location.
- Thermal-acoustic double glazing with a dehydrated air chamber and a low-emissivity (Low-E) thermal coating.



INTERIOR CARPENTRY

- Aluminum slat shutters with injected insulation in bedrooms, living room, and kitchen, in a color similar to the exterior carpentry.
- Security reinforced entrance door to the home, with an optical peephole, solid core with oak wood veneer on the exterior face, and white lacquered on the interior face to match the home's white interior carpentry.
- Interior doors made of solid MDF wood, with a white lacquered finish and stainless steel hardware. Most are swing doors, except in cases where sliding doors are recommended to improve access to specific rooms.
- Fitted wardrobes with a luggage shelf and hanging rail. The interior of the wardrobes is delivered painted, and the doors (swing or sliding depending on the room) are white lacquered to match the rest of the interior carpentry.



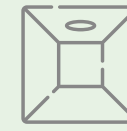
FLOORING

- Home interior: large-format laminate flooring in a wood-effect gray tone, finished with a white lacquered skirting board to match the interior carpentry.
- Terraces: non-slip porcelain stoneware flooring in a 20x120cm format.
- Building entrances and common areas: porcelain stoneware flooring.



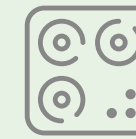
WALL COVERINGS

- Kitchen: 12mm porcelain backsplash between upper and lower cabinets to match the countertop. On the remaining walls, plastic paint suitable for humid environments.
- Master bathroom: porcelain stoneware wall tiling in 30x60cm format in the shower area; plastic paint on the remaining walls, as per project specifications.
- Secondary bathroom: porcelain stoneware wall tiling in 30x61cm format in the shower area; plastic paint on the remaining walls, as per project specifications.
- Remaining rooms: white plastic paint on all vertical and horizontal surfaces (walls and ceilings).



FALSE CEILINGS

- Kitchens and bathrooms: laminated plasterboard false ceiling with anti-humidity plastic paint.
- Secondary bathroom: removable (accessible) false ceiling for maintenance access to the indoor air conditioning unit.



KITCHEN FURNISHING & EQUIPMENT

High-capacity upper and lower cabinets, featuring the following equipment:

- Induction hob.
- Extractable cooker hood.
- Stainless steel oven.
- Microwave with grill function.
- Integrated washer-dryer.
- Integrated combi fridge-freezer.
- Integrated dishwasher.
- Linear LED lighting under upper cabinets.
- Stainless steel sink with a high-swivel pull-out spout, single-lever mixer in stainless steel.
- 12mm porcelain countertop and backsplash, high-temperature resistant and stain-proof.



ELECTRICITY AND TELECOMMUNICATIONS

- Living room, kitchen, and bedrooms equipped with broadband data, telephone, and TV/FM outlets.
- Terrace with a TV outlet.
- LED lighting in the kitchen, bathrooms, and terrace.
- Pre-installation for motorized shutters in bedrooms and the living room.
- Video intercom system.



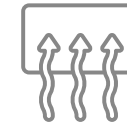
PLUMBING AND SANITATION

- Main shut-off valve and independent shut-off valves in each wet room.
- Hot water production via an aerothermal system.
- Each sanitary fixture is connected to the drainage network through downpipes located in soundproofed PVC chambers adjacent to the home. Water inlets are included for each fixture in bathrooms, kitchen (sink and dishwasher), and laundry/closet area (washer and dryer).



BATHROOM EQUIPMENT

- Vitrified porcelain toilet with a low-profile tank and dual-flush button.
- Vanity unit with integrated washbasin and two drawers (dimensions as per project), including a mirror above the unit and a single-lever mixer tap.
- Large-format shower trays in the master and secondary bathrooms.
- Thermostatic column taps in both bathrooms.



AIR CONDITIONING

- Air conditioning via a direct expansion heat pump (heating/cooling) with air distribution through concealed ducts in the false ceiling.
- Temperature control via a programmable room thermostat.



VENTILATION

- Self-regulating mechanical ventilation unit, low-profile and low-noise.



GENERAL COMMUNAL FACILITIES

- Self-consumption photovoltaic installation for the building's common areas.
- Eco-efficient elevator with a digital control panel.
- Communal antenna for TV signal reception.



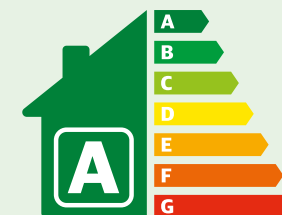
GARAGE AND COMMON AREAS

- Basement floor, including parking area, storage rooms, and technical rooms below ground level.
- Automated vehicle access and garage doors with anti-crush safety devices and remote control.



ENERGY RATING

- Energy Rating "A" for the home, according to RD390/2021.





HOME CUSTOMIZATION (*)

Options at no additional cost:

- Choice of wood-inspired flooring color in an oak tone.
- Choice of one of the 3 proposed colors for the painting of the entire home.
- Customization of kitchen cabinetry and countertop colors, within the proposed range.
- Choice of door handle finish for internal doors: stainless steel or black lacquered.
- Choice of kitchen tap finish: stainless steel or black.

Options at an additional cost:

- Shower screens in the master and secondary bathrooms.
- Replacement of the shower tray with a bathtub.
- Motorized shutters.
- Drawer units for wardrobes.
- Choice of different appliance ranges, both visible and integrated.
- Installation of an electric vehicle charging point (3.7-7.4kW) with dynamic load management.



(*) The ability to request options is contingent on the extent to which the building works has progressed, and at the Developer's discretion.

NOTE:

IBERDROLA INMOBILIARIA S.A.U. reserves the right to make changes to these Building Specifications for any technical, legal or administrative reasons, or due to force majeure.

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Registered in the Madrid Central Mercantile Register, Volume 729, Folio 74, Page M-14744, Entry 1.

The Abridged Informational Document (AID) referred to in Decree 218/2005 of 11 October approving the Regulation on consumer information for selling and renting property in Andalusia is publicly available at our sales office.

The visual material that appears in this brochure is for illustrative purposes only. It is based on a preliminary project design and is subject to technical and planning changes until the project plan is finalised. The final design will be made available to the purchaser at the sales office once it has been duly approved by the City Council.

The furnishings used in this brochure and the characteristics thereof are for staging purposes only and are not contractually binding.

The information appearing in this brochure has been translated into English from Spanish. In case of any dispute, the Spanish language version shall prevail



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