

BUILDING
SPECIFICATIONS

FACADES AND ROOF

Facade designed with a continuous coloured facing to achieve an attractive and up-to-date appearance. Decorative elements come together to provide warm features and modern design. Interior spaces feature insulation-backed laminated plasterboard.

Non-trafficable inverted roof system.

INTERIOR WALLS

Interior partition walls: dry freestanding partition walls made from laminated plasterboard with thermal and acoustic rock wool insulation.

Walls between homes: solid, large-format perforated brick faced on both sides with laminated plasterboard with thermal and acoustic rock wool insulation.

EXTERIOR FINISHING

Finishings featuring **CORTIZO** or equivalent aluminium profiles painted in RAL colour 7022 matt or equivalent, thermal break, colour to be determined and respective swinging/sliding or fixed opening system, as specified in the project design.

Manual aluminium roller shutters with injected thermal insulation in the living room, bedrooms, kitchen and porches, in a similar colour to other exterior finishings. Double glazing with thermo-acoustic insulation and low thermal emissivity.



INTERIOR FINISHING

Secure main entry door (reinforced, with peephole), made of solid wood with exterior facing in oak laminate and interior facing painted white to match the other interior doors.

Interior doors painted in white with brush stainless steel handles from **BRASSOCHO** or equivalent.

Built-in wardrobe with swinging doors in white to match the other interior finishes. Inside, they feature an upper shelf and a clothes rail.

Skirting board in white MDF.

FLOORING

Home interiors: porcelain stoneware tiles from **NEWKER** model **TIMBER WHITE** 20x120 cm or equivalent.

Terraces: slip-resistant porcelain stoneware tiles from **NEWKER** model **TIMBER WHITE ANTISLIP** 20x120 cm or equivalent.

Building entries and common areas: porcelain stoneware tiles from **NEWKER** model **TEMPO GREY** 60x60 cm or equivalent.

TILING

Master bath: porcelain stoneware facing from **NEWKER** model **TEMPO GREY** 30x60 cm or equivalent in the shower area; other vertical facings finished in emulsion paint, as specified in the project.

Secondary bath: porcelain stoneware from **NEWKER** model **TEMPO CINDER** 30x60 cm or equivalent in the shower area; other vertical facings finished in emulsion paint, as specified in the project.

Kitchen: porcelain stoneware from **NEWKER** model **CITY WHITE X** 60x120 cm or equivalent in the splashback area between the worktop and upper cupboards; other vertical facings finished in emulsion paint, as specified in the project.

PAINT AND CEILINGS

Interior vertical and horizontal facings finished in emulsion paint.

Paint for damp environments used in baths and kitchen.

Laminated plasterboard suspended ceiling in areas as specified in the project.

Humidity-resistant suspended plaster ceiling in kitchens and dampproof suspended tile ceiling in baths finished in emulsion paint.

Painted aluminium panelling suspended ceiling on ground-floor terraces, as specified in the project.



KITCHEN

Upper and lower cupboards from **NOLTE** or equivalent, with a modern design as specified in the project.

The kitchen also includes the following fixtures and fittings from **ZANUSSI** or equivalent:

- Induction hob with 3 zones, 60 cm, model **ZITX633K** or similar.
- Extractor hood: pull-out design, 60 cm, model **ZFP416X** or similar.
- Stainless steel oven, model **ZOHIE2X1** or similar.
- Microwave, 700 W with grill function, model **ZMSN6DX** or similar.
- Stainless steel sink with mixer tap in a brushed stainless steel finish from **BLANCO** model **CANDOR** or equivalent.
- Quartz worktops from **SILESTONE** or equivalent in the cooking area.
- Preinstallation for appliances: washing machine, refrigerator and dishwasher.

BATHS

Glazed porcelain low-level toilet with dual-flush function from **DURAVIT** model **DURASTYLE** or equivalent.

Cabinet with built-in sink from **ROYO GROUP** model **SANSA** or equivalent, and two drawers, with dimensions as specified in the project, including a mirror with LED lighting above the sink area. Sink mixer tap from **RAMÓN SOLER** model **NEW FLY** or equivalent.

Resin shower tray from **STONEX** in the master bath and from **ROCA** model **TERRAN** or equivalent in the secondary bath, with extra low profile and generous dimensions in the master bath.

Shower with thermostatic mixer bar in master and secondary baths from **RAMÓN SOLER** model **TERMOTECH** or equivalent.

ELECTRICS AND TELECOMMUNICATIONS

In-home mains sockets and telecommunication connections compliant with local regulations (REBT, Reglamento Electrotécnico de Baja Tensión).

Terraces include mains sockets and TV connection.

Components: sockets, switches etc. from **NIESSEN** model **ZENIT** or equivalent.

Installation for radio and TV broadcast services with TV and telephone connections in the living room, bedrooms and kitchen.

Video entry system from **FERMAX** model **SKYLINE** or equivalent.



PLUMBING AND CLIMATE CONTROL

Hot water supplied by an aerothermal accumulator from **ARISTÓN** or equivalent.

Polyethylene water lines and sound-dampened toilet connections. The home will have a common water shut-off valve and independent shut-off valves in the kitchen and each bath.

Heat pump system for heating and cooling from **mitsubishi electric** model **Power Inverter** or equivalent with high-quality ducting

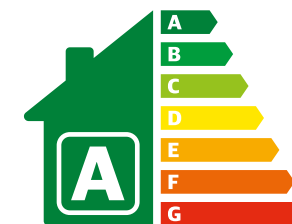
COMMUNAL BUILDING INSTALLATIONS

Photovoltaic installation for use in building common areas.

Efficient digital elevator from **TK ELEVATOR** (previously **THYSSEN**) model **EOX** or equivalent.

ENERGY CERTIFICATION

"A" Energy Certification according to RD 235/2013.



GARAGE AND COMMON AREAS

Basement level, car park area, storage units and building equipment rooms located underground.

Preinstallation of recharging point for electric vehicles in the ceiling conduit network in the car park level.

Automatic vehicle access doors and garage doors.

Green areas with pedestrian walkways and planted community gardens, as specified in the project.

Communal pool and toilet facilities.

Post box.

Street furniture.

Children's area: playground equipment and swings on a shock-absorbing surface.

Gated internal community areas.



OPTIONS (PAID)*

Shower tray in master and secondary baths from **DUSCHOLUX**.

Substitution of shower tray for bathtub.

Automated roller shutters with electric motors from **SOMFY** or equivalent.

Interior lining in wardrobes and drawers.

Preinstallation of a clothing washbasin on ground floors and attics.

Choice of various appliance ranges.

Change swinging balcony door in bedroom to a tilt and turn option.

OPTIONS (FREE OF CHARGE)*

Your choice of one of three proposed interior paint colours for all painted wall surfaces.

Personalisation of furniture and kitchen worktop colours from proposed ranges.

(*) The ability to change either category of options is contingent on the extent to which building works has progressed.

NOTE - Iberdrola Inmobiliaria, SAU reserves the right to make changes to the building specifications information, samples and materials contained herein for any technical, legal or administrative reasons, or due to force majeure.



matter of trust

Iberdrola Inmobiliaria develops projects that adapt to our clients' needs. These projects include primary residences and housing intended for tourism.

Iberdrola Inmobiliaria stands out thanks to the quality of the materials and finishes used in its residential developments. These are all in line with its new sustainability model that improves the relationship people have with their surroundings.

Furthermore, our customer service ensures your utmost satisfaction and trust.

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The Abridged Informational Document referred to in Decree 218/2005 of 11 October approving the Regulation on consumer information for selling and renting housing 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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