



QUALITY AND SPECIFICATIONS

CONSTRUCTION

EXTERIOR WALLS

Façade closure consisting of outer wall of 11 cm thick ceramic brickwork, air chamber with insulating mineral wool panels and inner wall of 7cm thick ceramic brickwork, according to technical project.

INSULATION

Thermal insulation of terraces above the property with extruded polystyrene insulation boards over an EPD type rubber waterproofing layer.

INTERIOR WALLS

Inner partition walls made of 7 cm thick ceramic brickwork.

STRUCTURE

Structure formed by pillars and joists out of reinforced concrete with slab floors with concrete joists and arched lightened concrete bricks, as to technical project.

INTERIORS

FALSE CEILINGS

Continuous false ceiling made of laminated plaster panels, PLADUR system or similar, according to technical project

FLOOR TILES

Main internal floor tiling with travertine marble pieces

Exterior terrace flooring combining technological wood floorboards with artificial grass

PAINTING

Interior walls surfaced with sprayed plaster with smooth finish, painted with plastic white paint, except kitchen and bathrooms, according to technical project.

TILING

Wall tiling in kitchen and bathrooms with ceramic tiles for top brands and leading manufacturers

EXTERIOR CARPENTRY

GENERAL

Top quality lacquered aluminum framings with thermal break by TECHNAL or similar, double glazing with air chamber (CLIMALIT or similar), solar control and low emissions, according to technical project.

MAIN DOOR

Top quality reinforced front door on access to the property with frame fitted with anti-prise catches to anchor it to the wall. Safety hinges and anti-theft lock, in PVC with RAL lacquer finish or wood grain finish, according to technical project.

ROLLERSHUTTERS

Automatic aluminium roller blinds with electric motor integrated in the home automation system, according to technical project.

INTERIOR CARPENTRY

ROOMDOORS

Windowless single hinged interior doors, wood veneered or lacquered solid panels, with hidden hinges, with a choice of several different designs and finishes.

WARDROBES

Fully lined wardrobes with modular melamine interiors, equipped with drawers, shelves and a rail, 2.2 m high sliding doors matching the interior room doors or made of lacobel type glass, according to technical project.

KITCHEN FURNITURE

Made to measure kitchen modules with wall hung and base cabinets with doors, fully extending drawers and deep drawers with braking system. Lacquered, veneered or solid wood fronts, melamine cupboard rears and standard handles or knobs. [Series 6-8]



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WORKTOPS

Kitchen worktop in Silestone or granite -Castaño, Kinawa, Multicolor, Apache or Copacabana types- with 45° angled edge.

PLUMBING

GENERAL

Hot and cold water installation with embedded piping in compliance with current applicable regulations, with closed loop hot water circuit, main shutoff valve and independent shutoff valves for each bathroom.

BATHROOM FITTINGS

Taps from the PURAVIDA series, in white finish, by HANSGROHE

BATHTUB

White 180x80 acrylic bathtub from the STRAK series by DURAVIT

DISHWASHER

Dishwasher connection in the kitchen

KITCHEN FITTINGS

Single handle chromed mixer tap on the kitchen sink from the K4 series by GROHE, with swivel spout and pull-out hose.

SANITARY WARE

White sanitary ware from the series PURAVIDA by DURAVIT

WASHINGMACHINE

Washing machine connection, as to plan.

ELECTRICAL FITTINGS

GENERAL

Fitted electrical installation carried out in accordance with the electronic regulations for low tension, with first quality make fuse box, prepared for contracting 17,25 kw, as to technical project.

SWITCHES AND SOCKETS

Aluminum or Anthracite-coloured electrical switches and sockets from the SIMON series 75 or JUNG series LS 990.

ELECTRICAL HOUSEHOLD APPLIANCES

COOKER

Induction hob model "KM 6310" by MIELE, or similar



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EXTRACTOR HOOD

Decorative 90 cm wide extractor hood finished, stainless steel finish, model P-401 V.850 by PANDO, or similar.

FRIDGE

Combined fitted fridge, with exterior dimensions 1772x559mm, model "K 9753 iD" by MIELE or similar make

MICROWAVE OVEN

Built-in microwave oven in stainless steel finish, model "M 8261-2 ED/Clst" by MIELE, or similar.

OVEN

Multifunction oven with timer, finished in white or stainless steel, model "H 4318 BP ED/Clst" by MIELE, or similar

AIR CONDITIONING AND HEATING

AIR CONDITIONING

Hot and cold air conditioning system by VRV heat pump intelligent system by DAIKIN, with indoor units on walls, floors, ceilings or through ducts in the living room and bedrooms, according to technical project.

HEATING

Water based central heating with radiators inside the home via installation of hot water circuits, supplied by the ALTHERMA HT system by DAINKIN

TELECOMMUNICATION INSTALLATION

SERVICE POINT CONNECTION (PAU)

Device where the house's interior network is centralized, made up by different connection points (TV, TF, TLCA, PT) that allows users the possibility of accessing the different services provided by the operators.

TELECOMMUNICATIONS (TLCA)

Computer connection point RJ45 lead by cable to the UAP from the living room, kitchen and bedrooms, as to plan.

TELEPHONE (TF)

Cabled installation for telephone from the living room and bedrooms to the user access point, as per plan.

TELEVISION (TV)

Cabled installation for television from the living room, kitchen and bedrooms to the user access point as per plan.

HOME AUTOMATION

GENERAL

Home automation intelligent system integrated in the property under international KNX standards, with products, brands and first class manufacturers, to control lighting, blinds, temperature and security

AIR CONDITIONING

Thermostats to individually control temperatures in each room of the property, integrated in the home automation system.

CONTROL

Home automation system controlled via electric switches and domotic pads, touch screen, from any PC connected to the property network, from internet and from mobile phones if configured

INTERCOM SYSTEM

Video camera intercom access system consisting of a panel on the access to the plot and a receiver inside the property, integrated in the home automation system, enabling redirection of video intercom calls to mobile phones or land lines.

LIGHTING

Adjustable lighting with dimmer switches at the entrance hall, living room, dining room and bedrooms. The rest of areas will have a simple on/off system integrated in the home automation system.

OTHER INSTALLATIONS

ALARM

Alarm system consisting of the basic Kit installation formed of the central alarm box with anti-sabotage protection detector, keyboard control, 2 movement detectors and remote control, possible connection to alarm reply centre.

VIDEO SURVEILLANCE

Video recording system integrated in the home automation system of the property consisting of a video and image recording server, 4 external cameras, enabling access to and viewing of the recordings from any PC connected to the property network or from

OTHERS

ALL INCLUSIVE SERVICES

Execution fees of the mains of the different supplies connections.

Installation of a water meter



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Installation of a pressure reducer

Management of the Inspection visit by Iberdrola

Management and fees of Industry Inspection (gas) (if this applies)

Management of direct debiting of water, electricity and community receipts.

Electricity and water consumption bills since the handover of the apartment until both supplies are contracted on behalf of the client

Management of the Registration in the Land Registry.

Payment of the refuse collection tax of the year of the title deed signing.

Payment of the Yearly Property Tax of the year of the title deed signing.

Payment of the homeowners fees (community of owners previously existing) the year in which the deed is signed.

QUALITY ASSURANCE

Geotechnical study, Quality control plan of the project, Laboratory trials, monitoring of the quality of construction execution by an approved Technical Control Organization, professional direction by Architect and Quantity Surveyor.

Technical inspection for internal control prior to handing over of the house to the client.

CUSTOMER SERVICE

Personalized follow-up service for the client from the contract signing until the conclusion of the guarantee period.

Inspection for handing over of keys accompanying the client and providing customized service in several languages.

CUSTOMIZED DESIGN

Own Architecture Department where you can design your personal project or adapt some of our recommended designs.

DOCUMENTATION

Building project, Safety and Health Plan, Construction Permit, Construction Completion Certificate by the Architect, First Occupancy Certificate

VAPFNET

Private access intranet for clients, thought to provide more information and transparency during the purchase process of your house, where you will find data of your house, pictures of the construction development, can look up signed contracts,



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INSURANCES

BUILDING INSURANCE

Free 1st year building insurance policy

WARRANTIES

Warranty of the amounts of money handed over by the client by means of a bank guarantee or consolidation policy issued by an important bank or insurance company.