

FACADES

External façade made of ceramic brick with an Exterior Thermal Insulation System (SATE) for high performance insulation, with an acrylic finish featuring textures and colors to be determined by the Project Management to achieve the desired appearance in each volume.

On the interior side, additional rock wool insulation will be provided for maximum thermal and acoustic comfort, along with laminated gypsum board lining that allows for an excellent finish.

Terrace façade finishing with ventilated panels for decorative purposes.



DRYWALL AND INSULATION

We will construct the internal walls using a system of laminated gypsum board on both sides of the metal frame, filling the space with rock wool to achieve maximum sound insulation between rooms.

To ensure optimal privacy between residences, the partition walls between them, as well as the separation from common areas, will be composed of a central core of sound-resistant brick. Acoustic insulation and laminated gypsum board will be applied on both sides of this core.

Water-resistant boards will be used in wet areas.



WINDOWS

Sliding doors and windows in living rooms, and tilt-and-turn windows in other cases, made of high-performance PVC or aluminum (to be determined by the Project Management), with double glazing featuring solar factor, in accordance with the specifications of the Building Technical Code (CTE) to limit thermal and acoustic transmissions from the exterior.

Bedrooms will have blackout blinds for darkening.



REVESTIMIENTOS INTERIORES

In the living rooms, bedrooms, kitchens, and hallways of the residence, a multi-layer laminate floor covering with a wood-textured finish will be installed, placed on an impact-resistant underlayment for excellent acoustic performance and comfort of use. Two shades of flooring will be available to choose from.

A laminated gypsum false ceiling will be installed throughout the residence to accommodate installations and HVAC equipment.



INTERIOR DOORS AND WARDROBES

Entry door to the residence is armored, with a steel frame and core, and a security lock, finished to be determined by the Project Management.

Lacquered solid MDF interior doors in white with concealed hinges, featuring chrome hardware and handles. Privacy locks in bathrooms and the master bedroom.

Swing closet doors lacquered in white with decorative elements.

Wardrobes are internally lined with textile-type vinyl.



ROOFTOP AND TERRACES

The building's roof will be flat and walkable, finished with porcelain tiles, and thermal insulation and waterproofing in accordance with the Technical Code to prevent thermal or moisture transmissions to the residences.

Anti-slip finish type C3 on the communal terrace.

Residential terrace floors will be made of porcelain stoneware tiles, with the specific finish to be determined by the Project Management.

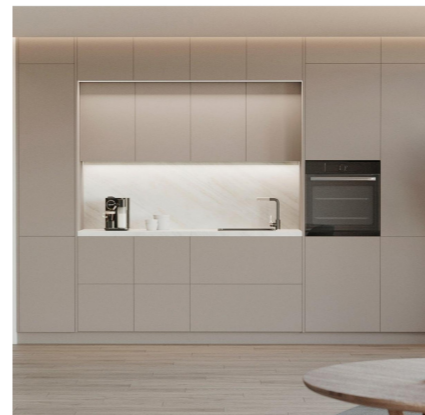


PAINT

Vertical and horizontal surfaces in residences will have smooth plastic paint in a color to be determined by the Project Management.

Staircases, hallways, and common corridors will feature smooth plastic paint on walls and ceilings.

Metal elements of the building (e.g., railings) will be finished with synthetic enamel paint, after prior anti-corrosion treatment, or, where applicable, anodized.



KITCHEN EQUIPMENT

The kitchens will be equipped with upper and lower cabinets with lacquered doors, inspired by linear shapes and contemporary accessories.

Countertops made of compact or porcelain material.

Stainless steel sink and single-lever faucet.

Includes oven, combination refrigerator, extractor hood, induction cooktop, and dishwasher..

NOTE: The materials and quality defined in this document may be subject to change due to design, urban planning, or regulatory criteria.



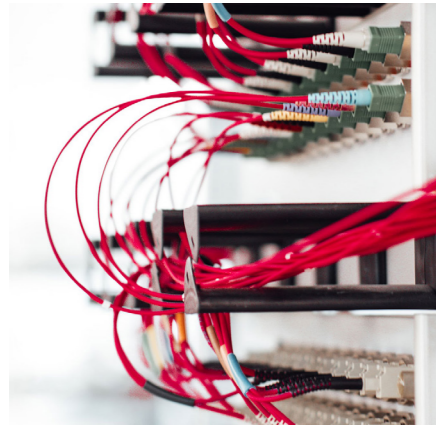
PLUMBING

Indoor installation for both cold and hot water in the residences with shut-off valves in all wet rooms and at each sanitary appliance.

Hot water production through aérothermal systems for greater energy efficiency.

Insulated cross-linked PEX pipes for enhanced insulation.

Soundproof PVC sanitation installation.



ELECTRICITY AND TELECOMMUNICATIONS

Complete installation in accordance with the law (REBT) and the supply company's standards.

Contemporary design actuation mechanisms.

High level of electrification.

Provision of common and private telecommunications infrastructure, compliant with current regulations, enabling access to basic telephone services, integrated digital services network (ISDN), fiber-optic telecommunications, terrestrial and satellite broadcasting, and television services.



BATHROOM EQUIPMENT

Bathrooms equipped with a flat shower tray, a vanity unit with a drawer, and a mirror.

Contemporary design sanitary fixtures from top brands (Roca, Hansgrohe, Gala, etc.), to be determined in the execution project.

Low-flow chrome-plated single-lever faucets.

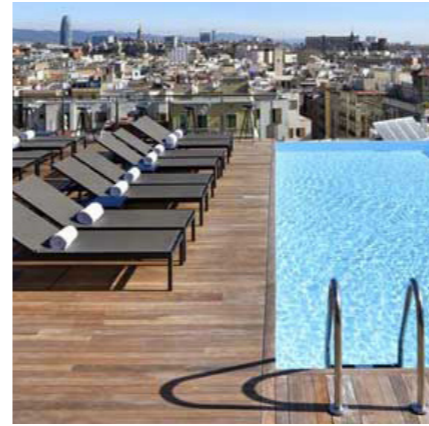
Walls and floors tiled with porcelain stoneware.



COOLING-HEATING

Air conditioning with heat pump function in bedrooms and living rooms. Concealed installation in false ceiling.

Touchscreen thermostat in the living room.



COMMON EQUIPMENTS

-Community photovoltaic installation will be carried out on the roof, resulting in a corresponding reduction in the community's electrical consumption.

-Community rooftop swimming pool designed in accordance with current regulations.

-Community solarium terrace for the enjoyment of residents, finished with porcelain stoneware, as per the Technical Code.

-Sheltered community drying area to protect from view.

-Landscaped garden on the first floor in the inner courtyard, featuring low-maintenance plant species and automatic irrigation.

-Semi-external access galleries on residential floors.

-High-quality double-entry elevator (Schindler, Thyssen, Otis, etc.) suitable for disabled individuals, with a capacity for 6 people and a cabin equipped with designer finishes.

-Access control installation through video intercom.

-Garage access gate with remote control.

-Low-energy LED lighting in common areas, activated by motion sensors to ensure minimal consumption.



-The communal spaces have facilities and/or services that meet the functional and dimensional requirements for accessible and comfortable use by people with disabilities.

-The building's foundation and structure will be constructed according to the execution project adapted to the specifications of the Structural Safety regulations. This section will be fully supervised by a nationally accredited Technical Control Body.

-Garage finished with polished concrete, equipped with mechanical smoke extraction and fire protection installation according to the Technical Code, and low-energy LED lighting.

-Fire protection installation in the garage in accordance with current regulations.



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