



RESIDENCIAL MARIÓ
NEW BUILD PROMOTION
ESCALDES-ENGORDANY

Quality Report

MATERIALS AND TECHNIQUES



1. FINISHES:

1.1. BASEMENT FLOORING:

PARKING, CIRCULATION AREAS, AND STORAGE ROOMS.

5 cm thick concrete flooring, reinforced with 15x30x4 mesh. H-200 concrete with anti-shrinkage additive, leveled, mechanically troweled finish, and colored quartz powder added for a red finish in circulation areas and ramps. Contraction joints cut with a diamond disc, spaced every 25 m² per section. Surface preparation includes stripping the concrete surface and removing dust.

MACHINE ROOMS, VESTIBULES, ACCESS AREAS, AND OTHERS.

Supply and installation of medium-grain porcelain stoneware tiles, 40x40 cm, factory polished and glazed, laid with a rubber mallet and M-40 mortar.

1.2. COMMON AREA FLOORING:

ENTRANCE PORCH.

Flooring made of natural granite stone pieces, 60x40x2 cm, laid with a rubber mallet using asphalt mortar, joints with spacers.

Construction of an access ramp using the same flooring.

Construction of access steps with special granite stair pieces matching the flooring.



SIDEWALK.

Replacement and finishing of the public sidewalk according to the materials, execution, and design regulated by the urban planning standards of the parish area.

LOBBY AND STAIRCASE.

Natural granite stone, 60x40x2 cm, laid with cement mortar.

Natural granite stone steps in two pieces: tread 3 cm thick and riser 2 cm thick, laid with cement mortar, including skirting board of the same material.

Coconut fiber doormat with PVC base, measuring 120x150 cm, 17 mm thick, natural color, placed without adhesive.

1.3. RESIDENTIAL FLOORING:

- Leveling layer with self-leveling screed, 5 cm thick, projected with lightweight material (throughout the entire dwelling).

- Impact sound insulation using 5 mm thick expanded polyethylene sheet, laid loose (not adhered) with vertical returns along the edges serving as expansion joints (throughout the entire dwelling, except the terrace).
- Brass metal profile at joints between different materials.
- Glazed porcelain tile with wood-effect finish, laid with tile adhesive, brand GAYAFORES, model VANCOUVER (or similar) — applied in bedrooms, hallways, living-dining room, kitchen, bathrooms, toilet, and laundry room.
- Glazed porcelain skirting board with wood-effect finish, laid with tile adhesive, brand GAYAFORES, model VANCOUVER (or similar) — applied in bedrooms, hallways, living-dining room, and kitchen.

1.4. BASEMENT WALL COVERINGS:

- Plastered walls with a troweled finish.
- Plastered ceilings, including edges and sharp corners.
- Plastered vertical surfaces of stairwells and landings, including edges and sharp corners.

1.5. COMMON AREA WALL COVERINGS:

- Plastered vertical surfaces, including edges and sharp corners, for subsequent stucco or painting.
- Plastered horizontal and inclined surfaces of stair slabs for subsequent stucco or painting.
- Plastered ceilings, including edges and sharp corners.
- Troweled plaster on vertical surfaces with cement mortar, leveled for subsequent tiling.
- Troweled plaster on vertical masonry surfaces with cement mortar, followed by tiling with 20x20 porcelain stoneware pieces (garbage room).
- Troweled plaster on vertical surfaces of light wells.
- Oak wood paneling on lobby walls and elevator fronts at all landings.

1.6. RESIDENTIAL WALL COVERINGS:

- Interior walls tiled with glazed porcelain pieces, laid with tile adhesive, brand GAYAFORES, model STUDIO (or similar) — applied in bathrooms and toilets.
- Interior walls tiled with 30x60 porcelain stoneware pieces, laid with tile adhesive.

1.7. FACADES AND ENCLOSURES:

Ventilated façade with 8 mm thick fiber cement panels, brand JAMES HARDIE., to comply with government regulations on energy efficiency (or similar).

1.8. INTERIOR WALLS AND GENERAL FALSE CEILING:

- Partition walls type STIL 142/90+LLV with guides every 40 cm and 100 mm rock wool between dwellings and stairwell.
- Partition walls type STIL 98/48 two BA 13, with guides every 60 cm and semi-rigid 45

mm fiberglass.

- Double layer walls with one BA 13 board, glued.
- Exterior wall insulation on patios and party walls with 2 BA 13 boards, 48/60 cm spacing, and 45 mm fiberglass.
- STIL-type partitions with MARINE board in all wet room enclosures (bathrooms, toilets, kitchen, and laundry).
- Non-accessible false ceiling throughout the floor with BS-13 board, glued to metal structure, suspended from the ceiling. Type F-530.
- Accessible false ceiling ARMSTRONG-MINABOARD TATRA 60x60, suspended from visible white-lacquered framing (bathrooms and toilet).

1.9. INTERIOR CARPENTRY:

- Armored entrance door with anti-leverage bolts, handle, and peephole, brand DIMOLDURA IBÉRICA S.L., 45 mm thick, smooth white lacquered finish (or similar).
- Smooth interior doors with white lacquered finish, brand DIMOLDURA IBÉRICA S.L. (or similar).
- Handles, brand DIVALER, model ARES, satin nickel finish (or similar).
- Wardrobe fronts with white lacquered finish, interiors in melamine laminate with wood-effect finish, titanium-finished hinges, and metal handles. All from BAIGORRI HOME (or similar).

1.10. ALUMINUM CARPENTRY:

All exterior carpentry, including the entrance lobby, façades, and other complementary elements, will be PVC.

1.11. GLAZING:

- SILENCE-type glass in all windows and sliding doors of the dwelling (or similar).

1.12. SHUTTERS:

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ALUTÈRMIC thermal aluminum shutters by GRADERMETIC, motorized (or similar).

1.13. PAINTING:

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- Synthetic resin-based stucco with fine aggregates, applied on vertical surfaces of the lobby and stairwell, including elevator doors.
- Special paint TOLLENS, model TOLLINE I.F. MICACÉE 70-13, on exterior ground floor pillars, garage door, and garbage room door.
- Natural varnish on wooden elements.
- Metal structure painting of the roof with two coats of mini grey (according to structure).
- Parking signage painting, horizontal and vertical, using double-stripe layout.
- Plastic paint on ceilings and vertical surfaces of all basement floors.

1.14. SANITARY FIXTURES:

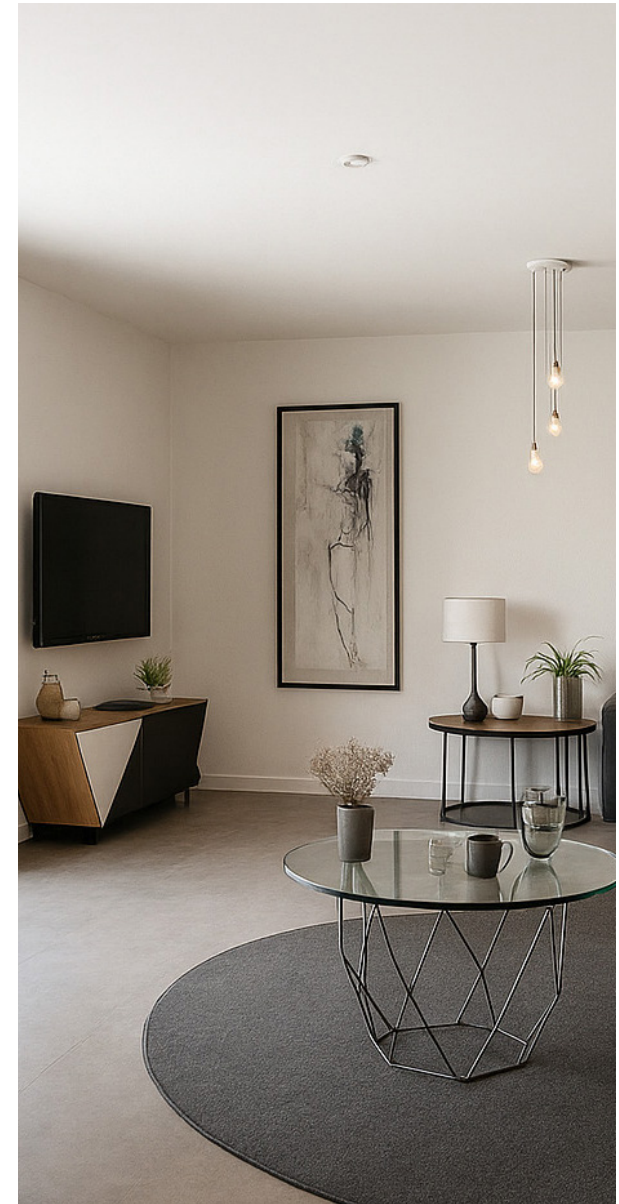
- Toilets: Brand DURAVIT, Model D-NEO (or similar)
- Bidet: Brand DURAVIT, Model D-NEO (or similar)
- Faucets: Brand HANS GROHE (or similar)
- Shower/bath faucets: Brand HANS GROHE (or similar)
- Bathroom accessories: Brand HANS GROHE (or similar)
- Under-sink cabinet with integrated sink: BAIGORRI HOME, with melamine laminate finish (or similar).

1.15. KITCHENS, MARBLES, AND APPLIANCES:

- Kitchen furniture with upper and lower cabinets, 19 mm thick, with Cashmere Grey melamine laminate finish, from BAIGORRI HOME (or similar).
- Countertops and backsplashes up to upper cabinets in porcelain, brand ARGOS, color Xemein Gold (or similar).
- Induction hob: Brand CATA (or similar)
- Multi-function electric oven: Brand CATA (or similar)
- Decorative extractor hood: Brand CATA (or similar)
- Stainless steel sink: Brand BLANCO, Model ANDANO 700-U (or similar)

1.16. FURNITURE AND DECORATION:

- Halogen lighting points recessed in false ceilings.
- Mailboxes and storage cabinet.





1.17. ELEVATORS:

- SCHINDLER elevator, model 630 SMART MRL 001, 9/10 stops, all accesses on the same side, machinery incorporated. Standard cabin finishes (or similar).

1.18. SIGNAGE:

- Prefabricated plaques indicating pedestrian exit points.
- Plaques indicating floor levels, basement levels, and each apartment.
- Parking space number signage.

1.19. METALWORK:

- Ventilation grilles for technical rooms, vestibules, and parking floors.
- Cover for foam injection access point.
- Grille for stormwater collection in garage.
- Kitchen ventilation grilles.
- AUTOPISTA-type railings (if needed for protection on ramps leading to basements).
- RF60 fire-rated doors.
- Automatic garage/parking access door.
- Pipe railings on façade windows, according to design.
- Shutter doors in the garbage room.

2. INSTALLATIONS:

2.1. DRAINS AND SEWERS:

- PVC downpipes, 125 mm nominal diameter, including special pieces and supports for blackwater.
- PVC downpipes · 110 mm, including special pieces and supports, for blackwater.
- Set of various PVC pipes for small sanitary drainage and connection to downpipes.
- PVC downpipes · 110 mm for rainwater drainage in

light wells.

- PVC pipe 160 mm, suspended from the basement ceiling, including special pieces and clamps for blackwater and rainwater (separated).
- ZINC downpipes · 120 mm, type VIELLE MONTAGNE, 0.6 mm thick, including special pieces and mechanically fixed with clamps.
- Sheet metal ducts for individual static ventilation in kitchens, bathrooms, toilets, and laundry rooms.
- Individual kitchen fume ducts in PVC · 110, up to the roof for connection to extractors, including proportional part of extractor, hatches, and electrical connections.
- Stainless steel boiler flue duct, insulated · 250 mm, with isophonic supports.
- Ventilation ducts from rooms to the roof in galvanized pipe · 250 mm.
- High and low ventilation ducts in technical rooms, galvanized sheet · 250 mm, without insulation, including fixation parts.

2.2. PLUMBING:

- Hot water produced by aerothermal system.
- Installation according to government regulations and energy efficiency project.

2.3. ELECTRICITY, INTERCOM, TELEPHONY, TV:

- Connection executed according to Low Voltage Electrotechnical Regulations and specific FEDA standards.
- Regulatory grounding with steel stakes and bare copper cable, section 1x25 mm².
- Meter and protection modules, including wiring, protective conduits, and trays.
- COMMON AREAS OF STAIRCASE:
 - Metal electrical panel with corresponding circuit breakers, differential switches, meters, and switches.
 - Automation timers.
 - Switches, sockets, and junction boxes.
 - Decorative wall lights at various points in the staircase and lobby.
 - 165 L autonomous emergency units.
- ELEVATOR POWER SUPPLY:
 - Electrical panel, circuit breakers, differential switches, and electrical network according to regulations.
 - Autonomous emergency units and display in the machine room.
- RESIDENTIAL UNITS:
 - Double-insulated electrical panel for high electricity, flush-mountable LEGRAND, with its differential switches and circuit breakers.
 - Flexible corrugated conduits and copper conductors, junction boxes.
 - Mechanisms, sockets, switches, etc., brand SIMON.
 - Switch and plate color: BLANC NEU.
 - Intermediate piece color: BLANC TRENCAT.
 - Intercom system, brand TEGUI, 28 users.
 - Telephone HORIZON ref. E 7100.
 - Telephony ANDORRA TELECOM: cabinet, flexible conduits 40 mm, junction box, telephone cable, socket TF, Simon series 27.
 - Terrestrial antenna for FM, BI, III, IV, V bands, fully equipped with amplifier, splitter, conduits, coaxial cable, and TV sockets SIMON.

PARKING.

- Metal electrical panel.
- Circuit breakers and differential switches.
- Meters.
- Timers.
- Threaded plastic conduits FERGONDUR 21 M and copper cable with PVC cover.
- PVC junction boxes.
- Push buttons with illuminated indicator.
- PLEXO-LEGRAND sockets.
- Fluorescent fixtures 2x58 W MAZDA.

- 300 L autonomous emergency units.
- Air extraction system and ducts.
- Provision for electric vehicle recharging installation.

2.4. HEATING:

- Aerothermal system for hot water and heating (DAIKIN).
- Underfloor heating.
- Daikin outdoor heat pump unit, model Altherma bibloc, overpowered, with three-phase supply, maximum nominal capacity 16 kW. Includes all elements necessary for proper installation.
- Daikin indoor heat pump unit (hydrokit + accumulator), model Altherma bibloc, overpowered (integrated design). Includes all elements necessary for proper installation.
- Installation according to government regulations and energy efficiency project.

2.5. FIRE PROTECTION:

- Regulatory dry powder fire extinguishers.
- Ducts and accessories for foam injection in the boiler room.
- *NOTE: Possible modifications for sections 2.1, 2.2, 2.3, and 2.4.

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