

Memorandum of Qualities

DESIGN

The apartments are characterized by modern design, brightness and functionality of spaces, aimed at exclusive and demanding clients. The quality of the building is in the details.

FOUNDATION:

Perimeter piles of the property with a 70cm thick slab and including their soil contacts.

A vertical structure of reinforced concrete walls, pillars and slabs is planned; the roof will also have the same structure.

DECK:

The roof is pitched (40%) with a Nordic-style slate tile finish. It features waterproofing and thermal insulation (hydrophobic mineral wool, elastomeric bitumen membrane) and external snow guards. Copper channels will be installed for rainwater collection and snow removal

FACADE:

The facades will be insulated on the outside with sandwich panels of cement boards with a core of high-density extruded polypropylene of minimum 12 cm thick, THERMOCHIP brand or similar, and will be covered with a combination of natural stone and engineered wood slats and corten steel details.

On the interior side, the entire perimeter will be enclosed with self-supporting plasterboard walls, insulated with mineral wool.

63 mm total thickness.

EXTERIOR CARPENTRY:

This type of aluminum window frame will be from the Technal brand or a similar company, with triple glazing, argon gas sealing with a thermal break, and a dark wood effect on the exterior and a light oak effect on the interior. The windows will be tilt-and-turn and will have folding Corten steel and engineered wood blinds from the GUBI-vFOLDING brand or a similar company for sun protection.

CARPENTRY WITH ACCESS TO BLOCKS:

Building entrance door with laminated safety glass and steel metal profiles with a corten effect finish.

INTERIOR CARPENTRY:

Entrance doors to the homes will be armored, made of wood for painting, with anti-lever bolts, a 3-point security lock and a wide-angle optical peephole, equipped with a perimeter rubber seal and recessed sealing trim, and lined on the outside with Trespa material of the same color as the facade.

Interior wooden doors for painting from the CARRÉ house or similar 80 cm wide and 2.10 cm high.

Right angle shaped entrance door handles, made of 304 stainless steel coated with black epoxy powder and hot-applied.

Uniyer handle for sliding door Ø 65 mm black stainless steel finish.

Built-in wardrobes, ECCO Edge model from Sistema MIDI or similar, approximately 210cm high, including interior rails and shelves.

FLOORING IN COMMON AREAS AND BATHROOMS:

The floors in the lobbies will be made of cement-effect porcelain stoneware, from the PORCELANOSA company or similar.

INTERIOR FINISHES:

COMMON AREAS The wall coverings will be made with oak-veneered MDF panels, mirrors and grey micro-mortar.

The false ceilings will be continuous, suspended from laminated plasterboard painted white.

Black metallic details

INTERIOR FLOORING:

The interior flooring of the house will be 7mm thick vinyl parquet imitating wood.

INTERIOR FINISHES:

The wall coverings will be made with oak-veneered MDF panels, mirrors and grey micro-mortar.
The false ceilings will be continuous, suspended from laminated plasterboard painted white.
Black metallic details.

BATHROOMS

The bathroom wall coverings will be made of porcelain stoneware with a cement and marble effect, from the PORCELANOSA brand or similar.
The faucets will be ROCA brand or similar, matte black. The clothing will be white.

Faux oak wardrobe and counter.

FLOOR SPACES

The wall coverings will be made of micro-mortar for all walls and acoustic panels of oak wood slats in the TV areas and on the headboards of the beds.

The fitted wardrobes (ECCO or similar) will have an oak finish for the daytime area, and oak/mirror for the nighttime area.

Interior lattice systems made of oak wood from the brand GUBI-vFOLDING or similar.

FLOOR SPACES (CEILINGS)

The false ceilings will be suspended or attached made of white-painted laminated plasterboard, except for the top floor (duplex) which will have a suspended D+ type "DEKUSTIC" false ceiling or similar with hidden grooves and MDF slats with oak wood effect melamine laminate.

KITCHENS

Kitchen furniture from the SCHÜLLER or similar brand, consisting of tall cabinets and columns with laminated oak finish and low cabinets also with oak finish and all handles with a groove in black.



FACILITIES:

ELEVATOR

Elevator with minimum cabin dimensions of 140*110 cm (adapted according to accessibility regulations), and a speed of 1m/s. with a clear door opening of 80 x 200 cm.

Telescopic doors, 2 leaves, for painting in black inside and out.

5 stops with opening on the same service side, travel 11.00 m.

Marquesdel'ascensor: OTIS o ORONA.

ELECTRICAL INSTALLATION AND COMMUNICATIONS

The interior electrical installation will be carried out in compliance with the low voltage electrotechnical regulations (REBT).

The light points, switches and sockets will be governed by the electrical installation plan reviewed during the definition of the executive project.

Schneider's DLife model mechanisms.

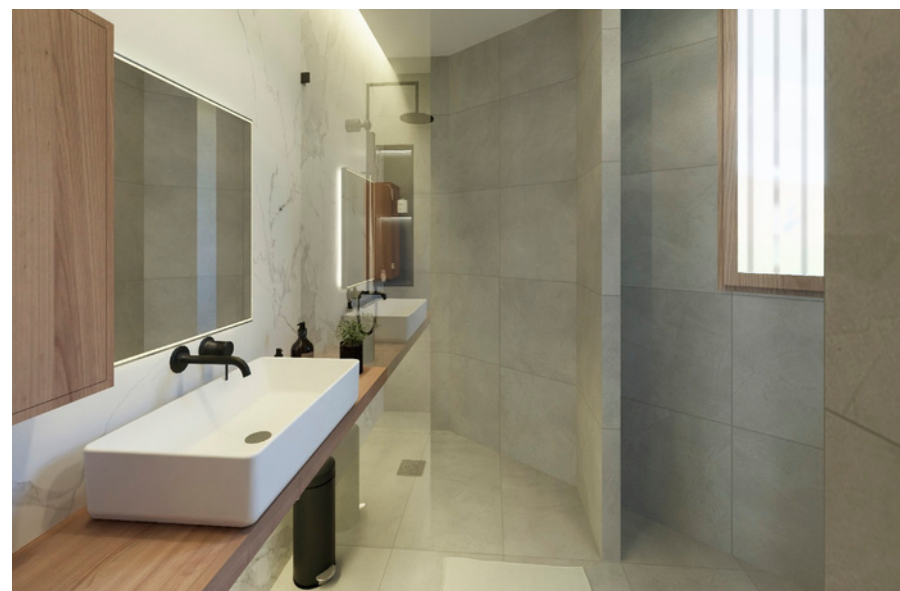
- The installation of LED spotlights, model OPPLÉ finished in black, is planned in hallways, bedrooms and bathrooms, and LED strips with remote control from SCHULTER SISTEM or similar with the number of units and arrangement according to project plans.
- In the living room, kitchen and suite area, where we have a decorative ceiling (Duplex) and in all dining areas, hanging designer lighting fixtures of the VIADURINI Girotondo type or similar will be integrated.
- On the stairs, indirect lighting with a designer wall light, LUK model by BENEITO FAURE or similar.
- In technical rooms and secondary rooms, LED downlights.
- A USB connection mechanism is included in the bedside tables of the bedrooms and 1 will have the kitchen space.
- Installation in compliance with ICT criteria (Common Infrastructure of Installations).
- In all bedrooms and living room/dining room: installation of RTV sockets and a radial network of telephone and integrated services.
- Installation of video intercom with 1 screen.

HEATING

Regarding the heating of the floors, the installation of NOBO low consumption electric radiators or similar is planned.

A.C.S.

Domestic hot water production is carried out using 100L hybrid air heaters from the ARISTON Lydos brand or similar.



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