



QUALITY SPECIFICATIONS MARINA VILLAS XII

FOUNDATION AND STRUCTURE

- A structural system designed/calculated with a unidirectional concrete according to the standard regulations in force for stability and security (DB/SE from the "Código Técnico de la Edificación", Spanish Royal decree 314/2006, from the 17th of March; EHE - 08, Spanish Royal Decree 1247/2008, from the 18th of July and NCSR - 02, Spanish Royal Decree 997/2002, from the 27th of September). (Please see plan attached, diagram nº 6).
- Foundation made of reinforced isolated concrete and shallow foundation joined together with a reinforced beam on a base of 10cm thick concrete. (Please see plan attached, diagram nº 4).
- Sanitary floor structure placed on a concrete base reinforced by a perimeter concrete form with an auto resistant joist of 25+5 with ventilation in accordance with standard Spanish regulation (DB/HS1 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).
- Floor structure supported by pillars formed by semiresistant 25+5 beam in accordance with Spanish regulations (DB/HS1 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).

ROOFTOP DECK

- That can be walked on, consists of: an anti-impact acoustic and thermic lamination, the formation of an inclination made with aerated concrete, the application of a polyester asphalt sheet finished with a pavement placed over a layer of approximately 2-10 cm. of cement. (Please see attached plan, diagram nº 1).
- That cannot be walked on, consists of: roof inclination, lined with a polyester asphalt sheet with a lateral protection made of slate, placing of a laminate cork thermal insulation, placing and finishing with a pouring of 10 cm of gravel on base of geotextile laminate. (Please see attached plan nº 1).



INSTALATIONS

- Electrical single-phase installation, of a high electrification level, prepared to connect through the main electrical supply up to 9,2 kw of power with an individual meter. It is made up of independent circuits, in accordance with the electro-technical regulations of low voltage Royal Decree-Law 842/2002, from the 2nd of August 2002.
- The plumbing installation is made of cross-linked polyethylene pipes intended for cold and hot water usage, with connection to the main water supply through an individual meter, in accordance with current health and safety regulations (DB/HS4 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).
- Individual connection to the general waste and water plumbing, respecting the current health and safety regulations (DB/HS4 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).
- Ventilation system: forced, for damp areas, through a motorized automatic turbine connected by a ventilation duct to the rooftop in order for the recirculation of air. All of this in accordance with the current regulations (DB/HS3 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).
- Ventilating system: not forced (natural), for the rest of the dry rooms, by means of the installation of micro ventilation, in a window or French window. In compliance with the current regulations (DB/HS3 from the "Código Técnico de la Edificación", Spanish Royal Decree 314/2006, from the 17th of March).
- Installation of a registry line from the interior telecommunications box to the roof top of the property for the installation of individual telecommunications services (independent from the communal system).
- Hot sanitary water is supplied by mural accumulating equipment, with a heat pump which is based on the renewable energy "Aeroterminia". There is an accumulation of 120 litres and a 250 w energy use, including a special warranty: 5 years for the compressor and 2 years for the rest of the components.
- Pre-installation of the air conditioning system in all the bedrooms of the property (with the exception of bathrooms, storage room and laundry room), by means of a fibre conduct with Airzone pre-installation.



RESIDENTIAL MARINA VILLAS XII

- Residential complex with private street with driveway for entrance and exit of vehicles and entrance and exit for pedestrians. Pedestrian access communicated via intercom to the houses with access from the inner street of the complex.
- Doors for entry and exit of automated vehicles with remote control (two sets will be delivered per house with vehicle access from the inner street).
- Telecommunications network connected to each individual home using fibre optic cable (Royal Decree Law 401/2003, of 4th April).
- Individual connection of each home to antenna with digital terrestrial television service located in RITU.
- The pavement of the interior street has a black paving stone finish.
- Low consumption lighting (LED) of the inner street of the complex in front of the perimeter wall of housing with access from inner street.



GENERAL SPECIFICATIONS - VILLA NIMBUS

- Unique (master) key system for access doors to plot and home (five units).
- Carpentry windows and balconies in matte black aluminium with multi-point closure with double glazing.
- Access doors to the plot, pedestrians and vehicles, metallic finish lacquered in white.
- Pre-installation of automatic motorization system for vehicle access doors.
- Vehicle parking area with charging point for electric vehicles.
- Swimming pool according to the attached emplacement plan for the plot, finished with vessel of reinforced concrete, tiled with non-slip mosaic tiles, site stairway and two points of underwater illumination. The installation is equipped with an automatic filling system, skimmer sockets for water filtration and a clean-bottom point. (See diagram No. 7)
- External enclosure by a double ceramic wall with an insulated thermal and acoustic chamber insulated by projecting polyurethane foam. All this in compliance with the current regulations (DB / HS1 and DB / HE1 of the Technical Building Code, Royal Decree 314/2006, of 17 March). (See attached plan, diagram No. 2)
- Interior partition by a ceramic partition coated with plaster with a smooth finish.
- Smooth white coloured plaster paint throughout the house except covered areas.
- Pedestrian access connected to the interior of the house, with automatic opening, via intercom.
- The houses with access from the inner street, will have the same connection system with automatic opening to the pedestrian accesses to the inner street.



FINISHINGS - MARINA VILLAS XII

- Exterior carpentry in matt black aluminium.
- Solar shower in pool area.
- Built in shower with hot and cold water shower in the solarium (shower screen not included).
- Four water taps on the exterior housing façade.
- **Bticino** ® electrical mechanisms series Living Light in white colour.
- Interior carpentry lacquered in white with polished stainless steel hinges and handles.
- Perimeter wall of the plot, is a concrete block with expansion joints according to current regulations, based on a reinforced concrete foundation, with a height of approximately 150 cm (applies to walls near to roads).
- Exterior façade cladding with white scraped monolayer with a polar white waterproof coverage to protect it.
- Main access door to the home is reinforced with a security multipoint lock, interior in DM lacquered in white and black exterior with metallic panelling.

KITCHEN

- Kitchen in white lacquered laminate post forming (1) high gloss * with self-closing system in drawers and panelled built in appliances (dishwasher and refrigerator).

Quartz countertop ** colour Black (1) with antibacterial treatment.

GRB Grober ® stainless steel single handle tap with industrial spout.

Built-in sink under **TEKA**® stainless steel top model BE 40x45.

* Laminate options; White (1), Black (2), Walnut (3)

** Counter top options; Black (1), Gray (2), Sand (3)



TILING AND FLOORING

- Exterior floor of the home finished in porcelain for exteriors of;
Argenta ® Series: Foster / Meyer Col. Light 60 x 60
- Interior floor of the home finished in porcelain for interiors of;
Argenta ® Series: Foster / Meyer Col. Light 30 x 60
- Pavement of parking area finished with paving stones.
- Kitchen tiling in cooking area (see attached image) quartz finish.
- Bathroom tiling 1 porcelain finish for interiors;
Argenta ® Series: Foster / Meyer Col. Savanna 30x60
- Bathroom tiling 2 porcelain finish for interiors;
Argenta ® Series: Foster / Meyer Col. Light 30x60
- Bathroom tiling 3 porcelain finish for interiors;
Argenta ® Series: Foster / Meyer Col. Gray 30x60
- Shower bathrooms one, two and three made to measure, made of mortar base waterproofed with asphaltic sheet of polyester and pavement in **Argenta** ® Series: Foster / Meyer Col. Light.
- Tiled swimming pool in blue mosaic tiles.
- Made to measure solarium shower tiled in **Vidrepur** ® white.
- Interior staircase, **Marazzi** ® porcelain veneered steps Treverk-Chic series "Nocce" / Walnut color.

BATHROOMS

- Suspended toilets by **Hatria**® "Le Fiabe" model with a soft close lid and wall built in stainless steel flush plaque by **Villeroy & Boch**®
- Bathroom 1 - Bathroom cabinet by **CampoAras** ®, Aqua model in white gloss with extra-flat ceramic surface with built-in washbasin.
- Bathroom 2 - **Hatria** ® washbasin "Le Fiabe" series, suspended model 60.
- Bathroom 3 - **Hatria** ® washbasin "Le Fiabe" series, suspended model 60.



TAPS

- Washbasin fittings in bathrooms one, two and three are done with **GRB Grober**® stainless steel single-lever system E-Plus Magnum series (Eco-friendly) Ref.:35511350.
- Shower equipment bathroom 1; With built-in stainless steel single-lever tap with two **GRB Grober**® Enter Plus Series Ref: 432500 model "Slim + Minimal Arm" model Ref.: 05027003 and hand shower.
- Shower unit in bathrooms two and three with **GRB Grober**® stainless steel single handle tap E-Plus Series Shower single lever tap Ref: 35321350 with Key Bar Kit for Shower Ref.:35333350.
- Solar shower unit with built-in stainless steel single-lever tap with **GRB Grober**® series Enter Plus Ref.431500 with "Slim + Minimal Arm" model Ref.: 05027003.

INCLUDED - Villas Nimbus Marina Villas XII

- Housing type A, B and C: Garden landscaping with Washingtonia palm trees according to plan attached and with **GARDENA**® automatic irrigation system.
- Housing type B and C: Unpaved rear area is supplied conditioned with soil and connected to the irrigation system.
- Exterior lighting in façade composed of **LED** wall lights and built-in spotlights.
- Underwater illumination in a pool consisting of two **LED** spotlights.
- Electric heated floor in bathroom 1 with independent thermostat.
- Shower screens in bathrooms 1, 2 and 3.
- Kitchen equipped with osmotic filter unit by **TEKA**®
- **BALAY**® appliances
 - Dishwasher
 - Oven
 - Vitro Ceramic cooking surface
 - Fridge freezer



NOT INCLUDED - Villas Nimbus Marina Villas XII

- Bathroom mirrors
- Underfloor heating in bathroom two and three
- Electric towel railings in bathrooms one, two and three
- All types of interior lighting.
- Bathroom accessories
- Washing machine and microwave.
- Built-in wardrobes or lining inside dressing room wall.
- Motor for vehicle access door.

OBSERVATIONS

- Filling, installation and start-up of the swimming pool.
- Bathrooms one, two and three include plugs for the placement of electric towel rails.

NB: The architect and technical staff may apply modify the characteristics of the materials utilized, without decreasing the qualities established in this document.