

## **QUALITIES REPORT**

**RESIDENTIAL COMPLEX: 21 SEMI-DETACHED HOUSES  
PARCELA B-14 SECTOR R-15 – LA CALA GOLF  
MIJAS, MALAGA  
28 March 2023**

## **FOUNDATION AND STRUCTURE**

Foundation by means of insulated footings. Structure with pillars, slabs and lattice floor-slabs of reinforced concrete, based on the provisions of EHE, NCSE-02 and Spanish Technical Building code (CTE).

## **STONE MASONRY**

The houses will be in accordance with the legislation in force for the compliance with the energy efficiency according to the CTE.

Separation between houses with ½ foot of perforated brick rendered on both faces with back-fill of self-supporting gypsum board and rock wool layer on both faces.

Partition walls of laminated plaster with self-supporting structure.

Exterior cladding with a stretcher bond of perforated brick, rendered on both sides, thermal insulation using projected polyurethane, laminated plasterboard lining with self-supporting structure and rock wool insulation.

## **ROOFS**

Flat inverted roofs equipped with thermal insulation with 7.5 cm thickness.

## **LININGS**

Interior linings will be executed in smooth plastic paint finish.

The outdoor linings will be executed with mortar cement rendering and paint finish.

## **TECHNICAL CEILINGS**

Technical ceilings of laminated plaster in the entire house based on the ceiling detail plans.

## **FLOOR AND WALL TILE DECORATION**

- Ground floor: Floor tile SALONI BYBLOS ARENA 90X90 CM.
- First floor and tower hall: SALONI BYBLOS ARENA 90X90 CM.
- Skirting of the same material in 15 cm.
  
- Stair tread and riser: SALONI BYBLOS ARENA.
  
- Main bathroom:

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Floor tile: SALONI BYBLOS ARENA 90X90

- Wall tile:
  - One wall facing: PORCELAIN SALONI BASE BYBLOS ARENA MISTEN 40X120.
  - Rest of wall facings: PORCELAIN SALONI BASE BYBLOS ARENA 40X120.
- Bathroom 2:
  - Floor tile: SALONI BYBLOS ARENA 90X90
  - Wall tile:
    - One wall facing: PORCELAIN SALONI BASE BYBLOS ARENA MISTEN 40X120.
    - Rest of wall facings: PORCELAIN SALONI BASE BYBLOS ARENA 40X120.
- Toilet:
  - Floor tile: SALONI BYBLOS ARENA 90X90.
  - Wall tile: PORCELAIN SALONI BASE BYBLOS ARENA 40X120.
- Terrace: Traffic bearing terrace and sundeck terrace floor tiles: SALONI PORCELAIN BYBLOS ARENA 90X90 cm ANTI-SLIP.
- Terraces: Porcelain skirting BYBLOS ARENA 10x90 cm.

### **EXTERIOR CARPENTRY**

Sliding and hinged windows in bedrooms, STRUGAL trademark, in "Brown" RAL 8014 colour with anti-impact double glass windows in the exit doors to the terrace.

Roller blinds of "Brown" RAL 8014 colour (outer box system with expanded polystyrene) in bedroom windows, with mechanical operation by means of built-in motor in the drum.

### **INTERIOR CARPENTRY**

Armoured entrance door.

Smooth interior doors, in CAMBRIAN OAK SEGA melamine finish.

Top door profiles up to the ceiling. Handles DND, Edra model. Black handles and hinges.

Wardrobes with smooth sliding doors, in CAMBRIAN OAK SEGA melamine finish. Interior melamine panelling with FINSA TEXTILE LINEN CANCUN colour, with hanging rail, shelves and drawers.

### **ELECTRICAL INSTALLATION**

In accordance with the legislation in force, low voltage regulation and Supply Company legislation.

Accessible installation by means of embedded boxes and plastic tubes. Houses' switchboard with differential switch, magnetothermal and ICP protection.

BJC mechanisms Iris or similar model in black colour.

Individual power meter.

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Lighting pack of 25 fitted spotlights and LED lamps included based on the plan of your house.

USB outlet / charger in kitchen and main bedroom for charging electronic devices.

### **TELECOMMUNICATIONS INSTALLATION**

Telephone / data and TV outlets in the kitchen, living-dining room and bedrooms. Additional telephone / data outlet in living-room and main bedroom.

Undefined outlet for specific use in living-room and main bedroom.

TV and satellite signal.

Installation in accordance with the Spanish Telecommunications Act.

The houses have installed a fibre-optics system up to the centralized telecommunications network for the direct contracting with the fibre-optic Internet service operator which the customer selects.

### **PLUMBING INSTALLATION**

Hot and cold water installation with cross-linked polypropylene piping (Wirsbo). Equipped with general shut-off key and shut-off key of hot and cold water in each wet room.

Drains network with soundproof drain conduits based on DB-HR of the CTE.

- Main bathroom: Toilet model Jacob Delafon, RODIN PLUS, shower platform model RESINA, texturized stone imitation 150x80 levelled, furniture Jacob Delafon, model VIVIENNE with flat sink of 1.40 m with 2 basins, furniture front ROBLE QUEBEC AND BLACK COATED FRAME, mirror included.
- Secondary bathroom: Toilet model Jacob Delafon, RODIN PLUS, 10x80 shower platform model RESINA, texturized stone imitation and levelled, furniture Jacob Delafon, model VIVIENNE with built-in sink of 80 cm, furniture front and frame ROBLE QUEBEC, mirror included.
- Toilet: Toilet model Jacob Delafon, RODIN PLUS, furniture Jacob Delafon model VIVIENNE with built-in sink of 80 cm, furniture front and frame ROBLE QUEBEC, mirror included.

Faucet fittings TRES trademark model CUADRO.

Glass partitions for both bathrooms are included.

### **DOMESTIC HOT WATER PRODUCTION INSTALLATION**

Domestic hot water produced individually by house through aerothermal heat pump. The installation consists of an external unit and an internal unit with a wall accumulator.

### **Photovoltaic installation**

Electrical power production through photovoltaic panels to partially cover consumption of building common installations.

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In each block of apartments the system will be composed of a photovoltaic panel set installed on the roof cover.

### **AC/HEATING INSTALLATION**

AC/Heating installation in each house by means of heat pump system (air conditioner and heater). Each equipment set consists of two indoor conditioning units for conduits and one outdoor condenser unit. As temperature control, each house has an ambient thermostat with shut-off device (one for each floor), temperature selector and summer-winter change option. The air circulation is carried out by means of conduits in the technical ceiling. Grilles in white black lacquered aluminium.

### **VENTILATION INSTALLATION**

The houses will be equipped with a mechanical ventilation installation according to that stipulated in the section HS3 "indoor air quality" of the Spanish Technical Building code (CTE).

The air inlet into the houses is carried out by the admission aperture enabled for this purpose, in the upper section of the exterior carpentry of the living rooms and bedrooms. The air circulation inside the house is facilitated through the interior doors, through an aeration system hidden between the top sash and frame. The air outlet will be carried out by individual extraction conduits in the kitchens and bathrooms; each house will be equipped with individual mechanical extractors located on roof-cover, for each ventilation conduits package.

### **KITCHEN**

Furniture and kitchen island of melamine SUIZA ROBLE TRUFA with vertical veins.

Countertop Silestone N-BOOST MARENGO 12 mm.

Equipped with Balay and Teka appliances, black electric oven, black microwave, induction cooker, extractor hood with black front profile, washer, panelled fridge, dishwasher, sink with one basin and black tap.

### **ENERGY QUALIFICATION**

The energy qualification scale measures the energy consumption which is considered to be necessary to satisfy the energy demand of our building, as well as its CO2 emissions, in normal use conditions. It is legally mandatory to classify the real estate properties with a letter inside the scale. This scale is related to several indicators directly related to the CO2 emissions. This scale consists of: A, B, C, D, E, F, G.

**The houses have the A energy qualification.**

To achieve this qualification, in addition to improving the building systems, we highlight:

- Insulation of 7.5 cm in the façade.
- Insulation of 10 cm in the roof.
- Improvement in the exterior carpentry windows.

### **EXTERIOR AREAS**

Swimming pool with showers and toilets.

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Precast concrete pieces in the roads of the plot which connect the entrance portal with each block.

Access to garage with entrance door next to pedestrian access.

## **GARAGE**

Access to garage by common entrance, although each house has an independent parking place, sectional motorised door and direct access to the house by indoor stairs.

The cladding of the stair core in the basement will be built using double cavity wall skins with thermal insulation consisting of a 7.5 cm thick mineral wool blanket; inside, prior to the rise, a vestibule is created with two FR doors, to compartmentalise the dwelling basement.

- Floor: Continuous garage flooring in grey quartz.
- The wall coverings will be rendered with cement mortar and finished with smooth plastic paint.
- There will be 1 watertight luminaire for two LED fluorescent tube lamps, with the conduits visible in the basement.

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