



# Quality Memorandum

*When you invest in a property, with the effort and planning that it involves, the details, finish and materials used take on a great importance, not only those that the eyes can see but also those that they can't.*

## BUILDING FEATURES

- **FOUNDATIONS:** Bases and girders on reinforced concrete.
- **STRUCTURE:** Columns, flat beams and joists of reinforced concrete.
- **ROOFING:** Finish of blue porcelain stoneware.
- **BESEMENTS:** Exterior walkways paved with trowelled concrete and walls covered with plastic painting.

## PROPERTY FEATURES

### → MASONRY AND INSULATION

Facade made of double brick walls with interior air chambers and insulation panels. Partition walls made of double hollow bricks. Exterior double walls to separate the houses made of 9 cm, double perforated brick. Acoustic insulation, FONODAN-type panels separating the properties bedroom and rendering pillars. Floors insulation with IMPACTODAM-type panels.

### → RENDERINGS

Facade: COTEGRAN-type smooth stone covering or alike.

Interior: SMOOTH painting in walls and ceilings; plastic finishes with personalised colours. Plaster dropped false ceilings in kitchen and bathrooms. Plaster moulding in the perimeter of all ceilings

### → FLOORING AND TILING

Exterior: GREDOS-type or similar stoneware tiling on all terraces

Interior: PORCELANOSA-type or similar ceramic flooring. Top quality PORCELANOSA or similar ceramic brand tiling in kitchen and bathroom, with decorative border tiles. Interior marble stairs

### → CARPENTRY AND GLAZING

Exterior: Terraces enclosed by dwarf walls with security glass and aluminium jointures. Aluminium exterior fittings lacquered in white, with sticks. CLIMALIT-type double glazing with air compartment. Aluminium blinds lacquered in white with security locks for the ground floor properties. Grilles in windows and ground floor accesses to the terrace. Two-level windows in the main bedroom.

Interior: Reinforced, moulded, oak-finished main entrance door with a peephole and security locks. Oak-finished interior doors with panels, brass plated handles and lock bolts in bathrooms. Wardrobes with plain, oak-finished sliding doors, including drawers, upper storage compartment and railings. Balustrade and handrails on oak.



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## INSTALLATIONS

### – PLUMBING AND BATHROOM FITTINGS

Vanity unit including a built-in mirror and washbasin, and built-in spotlights. Bath with hydromassage, height regulating bar and a screen in the main bathroom. Shower with hydromassage, height regulating bar and a screen. Installation of copper pipe works suspended from the ceiling. ROCA-type bathroom fittings with single control taps and individual siphons. 100-liter electric water heater that supplies hot water in all properties. Shower with hot&cold water and jacuzzi in all solariums.

### – ELECTRICITY

Interior installation with SIMON 75 (or similar) machinery. TV- and telephone sockets in all bedrooms and living room. TV sockets also in the terrace, solarium and ground floor cellar. Pre-installed shared telecommunications system for cable TV and satellite dish.

### – CLIMATISATION

Air conditioning complete installation (hot/cold) in living room and bedrooms, with splits. Heaters in the bathrooms. Extractors installed in the enclosed bathrooms.

### – KITCHEN

Fully furnished with high and low level cupboards of white-lacquered doors. Kitchen top in granite. Totally equipped with: fridge, microwave oven, ceramic cooktop, automatic dishwasher, washing machine and extractor hood.

### – GROUND FLOOR PROPERTIES WITH LOUNGE-CELLAR

Chimney. Wooden bar with sink and granite top. Furnished lounge-cellar with sofa, armchair, corner table, and centre table. Direct access to the cellar and the garage from the properties. Low wall separating the properties with gardens enclosed and dwarf walls with automated trickle irrigation planter boxes on the top of them, and wrought-iron fences. Tap in the garden (for every ground floor property).

### – SOLARIUM

Area with barbeque, two-sided sink and a brick bar with aluminium fittings and granite worktop. Dwarf wall made of brick, with security glazing. Shower plate in the solarium with hot/cold water. Gazebo with outdoors table and chairs. Jacuzzi of wooden finishings, with stairs and protective deck; with a remote control to regulate the jet stream, thus obtaining the desired massage intensity.

### – PARKING

Access to the parking with remote control. Direct access from the buildings with the elevator, staircase and the walkway parallel to the entrance ramp. Private, closed garages with automatic gates.

## DEVELOPMENT FEATURES

Communal swimming pool with children and adults areas, finished with gresite, with a purifier, totally equipped, and in a fenced space. 2 highly located jacuzzis with sea views and by the swimming pool. Development enclosed by a low wall and a green fence. Gardened spaces with autoctonal plants. Swimming pool surrounded by grass. Multi-purpose sports area and tennis court. Children's playground totally equipped with swings and games. Gardened park with street furniture and a fountain. Walkways to the buildings and communal areas with terrazzo. Installation of common satellite dish with 12 channels and possibility of adding more. te dish installations with 12 channels and the option to contract additional channels. Equipped children's play areas.

Note: All properties are covered by a ten-year period of insurance that guarantees the main building (Seguro de Garantía), to comply the 38/99 building regulation law (named LOE, short for Ordenación de la Edificación) passed the 5th of November. The above cited materials could be replaced by others of similar or superior quality under consideration of the technical expert team.