**\*QUALITY DESCRIPTION\***

**\*GENERAL CHARACTERISTICS:\***

The project has been conceived with the quality and comfort standards that modern times allow us and thus provide a residential solution harmonizing the advantages of today with the privacy and tranquility of yesterday. Each apartment includes its own private pool. The common areas are equipped with green and shady areas, and at the same time open for proper ventilation in these new times in which we try to avoid closed spaces.

\*CIVIL WORK\*

\* FOUNDATION \*

The foundation in the basements will be made of a solid reinforced concrete slab, according to the structural project.

\*STRUCTURE\*

The supporting structure of the building will be made of walls, partitions and solid reinforced concrete slabs, with a metallic structure in specific areas.

The entire structure will be carried out in accordance with current regulations.

The control and tests of the structures and concrete are carried out by specialized and approved laboratories. Reinforced concrete foundations and structures designed for earthquakes and hurricanes.

The structural project is carried out by a registered engineer.

\* EXTERIOR FINISHES \*

Exterior walls, according to the design, will have areas covered with natural stone, wood, and other wood-like coatings, such as porcelain tiles or European porcelain tiles.

The solariums will be placed in porcelain or outdoor stoneware.

The exterior terraces will have non-slip ceramic.

\*INTERIOR FINISHES\*

Screened patterned finishes and waterproof stucco finish for painting on non-ceramic coated areas. In areas to be covered with ceramic, it is mastered for subsequent placement of the ceramic.

All interior cladding will be in porcelain or stoneware.

In the vertical cladding on bathroom walls, combined tiles will be placed.

The interior staircase of the penthouse will also be clad in porcelain or stoneware // alternative in steel and wooden steps.

\*KITCHEN FURNITURE \*

Made with an interior with a modular structure in water-repellent MDF, white melamine surfaces, post-formed pvc doors and drawers, color to be defined.

Top or top made of 2 cm natural granite or similar with a 10 cm base, covered the proportional part of the stove wall.

It is equipped with an electric stove with oven, extractor, sink and chrome-plated mixer tap.

\*ALUMINUM CARPENTRY \*

The exterior carpentry will be European aluminum with laminated safety glass in appropriately sized holes.

\*INTERIOR RAILINGS \*

The railing of the interior penthouse staircase will be made of steel or aluminum with laminated 4 + 4 safety glass.

\* EXTERIOR RAILINGS \*

The balconies and corridors railing will be made of steel or aluminum with 4 + 4 laminated safety glass.

\*WOOD CARPENTRY\*

Main doors are made of solid wood, on the outside in natural wood color and on the inside lacquered in white.

Interior doors with wooden structure and central panel in veneer of the same material, lacquered in white.

Stainless steel metal hardware.

The cabinets are of the same design and color, and with a hanging bar.

\*FACILITIES\*

Sanitary, embedded in polypropylene PPR for drinking water and PVC for drains according to project

Electrical and telecommunications, embedded with THHN wiring according to project

Pre-installations of air conditioning, with drains, electricity and refrigeration lines.

Pre-installation of connection to solar panels, for any future private installation

\* SANITARY AND TAPS \*

American Standard brand toilets or similar of current line and in white.

Built-in sink on marble countertop in the main bathroom of the American Standard brand or similar of current line and in white.

Invisible bathtub or shower tray in white porcelain main bathroom.

All the taps will be Spanish chrome-plated mixer type.

\* CEILING \*

False ceiling, in the interior ceiling in sheetrock and durock in exterior areas where it is required.

Roof waterproofing with Revestech Dry 80 polyolefin sheets.

\*PAINTING\*

The vertical and horizontal walls of the interior will be finished with smooth white plastic paint and the exteriors with waterproof white matt vinyl paint.

\* POOL IN UPPER FLOOR APARTMENTS \*

Structure with reinforced concrete walls.

Tile-type ceramic coating.

Crowning piece of the same flooring material as the house.

Fully equipped with its filtration and purification system.

Acrylic / glass front for infinity effect.

\* OUTDOORS AND GARDENING \*

planters and gardens with grass, native vegetation and drip irrigation, natural green fencing