

## Structure

The foundations and structure have concrete reinforcement in accordance with the project. The correct implementation of all components is verified by rigorous external quality control. This is carried out by an accredited independent laboratory.

## External finishes

The complex features façades that are designed to create a unique and distinguished image. The ceramic brick has been executed to be covered with ceramic cladding on the outside. Thermally insulated core. The enclosure will feature a self-supporting structure with laminated plasterboard on the inside, providing optimal thermal and acoustic insulation.

## Brickwork

Room separation in residential buildings is done using plasterboard partitions on metal profiles with internal insulation for acoustic and thermal comfort. The space between the houses will be constructed using perforated brickwork and lined on both sides with laminated plasterboard.

## External Woodwork

The external woodwork is made of lacquered aluminium and features hinged or sliding doors, depending on the room. The profiles will integrate a thermal brake system to reduce the transmission of heat and cold inside and outside. The carpentry in the living rooms will be flush with the terrace to have a seamless flow between the spaces. Aluminium slat roller blinds will be installed in the bedrooms. All rooms will have motorised, self-locking blinds on the ground floor. The glazing is made up of two layers of glass with an air pocket in between.

## Building parameters

Rectified ceramic tiling by PORCELANOSA GROUP is used for vertical wall cladding in bathrooms. Choose between different options. The rest of the house walls will be painted with smooth plastic paint. In the kitchen, the walls between the units will be panelled, and you can choose the material. The home's interior of has an interior ceiling with specific registers in wet areas and/or corridors, as per the project for the maintenance of the installations and their equipment.

## Floor Finishes

The home's flooring will be linkfloor from GRUPO PORCELANOSA, with various options to choose from. It can be installed throughout the house, moving seamlessly throughout the space. The skirting boards are white and match the interior carpentry. They are also flush with the door frames. Terraces with porcelain ceramic tiling on the plots.

## Interior Woodwork

The access door has been reinforced with a security lock and an optical peephole. The doors are white and have a height of 2.10 metres. The wardrobes are built-in and have hinged doors that match the finish of the interior doors. They will be lined, including the luggage compartment shelf and hanging rail.

## Water and Plumbing

The main bathroom features a shower tray with built-in taps, a shower head, and a hand shower, as well as a designer washbasin unit. A secondary bathroom with a bathtub, taps, and a designer washbasin unit. Sanitary fittings will be made of white vitrified porcelain. Single-lever mixer taps

for washbasins with a matt black finish and an aerator to reduce water consumption and a cold opening. The sanitary material and taps will be sourced from GRUPO PORCELANOSA.

## Kitchens

GRUPO SANTOS offers modern kitchen furniture with high and low cabinets to suit different needs. Laminate finish and porcelain worktops. Several finishes to choose from. SIEMENS kitchen appliances include an oven, refrigerator, dishwasher, induction hob, extractor hood, and microwave. The refrigerator, dishwasher, and washing machine have panelled finishes, depending on the choice of kitchen.

## Heating, Air Conditioning and Ventilation

The air-conditioning system consists of advanced heat pumps that distribute air throughout the home via ducts in false ceilings. Using an arothermal system, DHW can harness renewable thermal energy from the environment. Each house has its own ventilation system. Mechanical ventilation can maintain a hygienic environment in homes while also preserving a natural and healthy atmosphere. Smoke in the kitchen can be extracted using extractor hoods connected to ducting leading to the roof.

## Electrical installations, lighting, and telecommunications

The electrical installation must comply with the Spanish Electrotechnical Regulations for Low Voltage (REBT) and include sockets and mechanisms that meet or exceed the minimum requirements. Telecommunication installation must comply with regulations and provide radio, telephone, and broadband services (fibre and cable) with sockets in the living room, kitchen, and bedrooms. Video door entry system to control access to the front access point.

## Front access point, communal areas and equipment

The entrance hall and communal areas are built using high-quality materials. LED motion sensors or timed pushbuttons can be used for lighting in doorways and staircases. The building has solar panels on its roof with south-facing panels to reduce its energy consumption. The area is a common open space that includes pedestrian areas, saline swimming pools for both adults and children, landscaped areas, and a children's play area. Fitness area and social club.

## Garages

The garage floor will consist of a continuous polished concrete slab. The building has two basement floors with warm lighting and signage to guide visitors through each area. Connecting spaces are designed to maintain harmony within the building. Pre-installation for electric vehicles.

## BREEAM Stamp

This development will have a BREEAM rating. There is a construction guarantee for homeowners, providing economic, health, and well-being benefits for inhabitants, and reducing the environmental impact throughout the building's life cycle.

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