



## **ALMANZOR TOWNHOUSES**

### **Quality Memorandum**

#### **Foundation**

The foundation is done through a system of isolated footings and reinforced concrete centering beams according to the geotechnical study carried out.

#### **Structure**

Structure through reinforced concrete pillars and beams and non-recoverable lattice-type slabs.

All the metal reinforcements of the structure are joined and in turn connected to a ground ring that derives any possible loads away from the house.

Ground floor slab separated from the ground that provides excellent thermal insulation in those houses that DO NOT have a basement

#### **Roof**

Thermal-acoustic insulation with extruded polystyrene sheets and waterproofing with asphalt sheet. The roof is private and passable, finished with non-slip ceramic floor C3.

On the roof there is a technical area for the installation of antennas and outdoor air conditioning units.

#### **Facade**

All facade claddings are made with ceramic partition, double leaf with insulating chamber and thermal-acoustic insulation. The facade is finished with white hydro-repellent monocouche.

For the different finishes, natural stone and single-piece aluminum gutters, easy to clean and resistant to aggressive environments, will also be used.

#### **Thermal and acoustic insulation**

The different insulation used has been:

Grafipol Tr32 of 60 mm for facades

Donpol green of 75 mm on roofs.

EEPS elasticized DE 10 mm under pavement in houses.

#### **Masonry and insulation**

Interior divisions are made with ceramic partition.

## **Interior finish**

Walls with exposed gypsum finish and washable plastic paint. Ceilings throughout the house with laminated gypsum plate, will be anti-humidity in the exterior areas.

Ceiling in bathroom where the ventilation and detachable indoor air conditioning unit is installed for easy registration.

Finished with smooth, washable plastic paint.

## **Interior flooring and tiling**

AC5 GOLD LAMINATE floating floor model GOLDESENTIAL with bevel, in different colors to choose from (Nirvana Oak installed in pilot floor)

Sealed edges and Hydro Protect.

Eva impact laminate.

First quality porcelain floor in bathrooms.

First quality porcelain tiling in bathrooms.

Different colors and textures are available for customers to choose from. Staircase with white Ibiza marble or similar floor finish.

## **Exterior flooring and tiling**

Porcelain tiles in 23 x 120cm wood imitation pieces, with a slip-resistant surface in porches, terraces.

Exterior carpentry and glazing

Exterior carpentry with thermal break aluminum profiles in graphite gray, double glazing with air chamber, and low emission glass CLIMALIT and Guardian Sun in balconies and windows, guaranteeing thermal and acoustic insulation. Pre-installation for automatic blinds in all balcony railings of terraces. Railings with double glass with stainless steel profile.

## **Interior carpentry and glazing**

Armored access door to the house, three locking points. Built-in cabinets with sliding doors lined inside, mezzanine and bar. White lacquered doors from floor to ceiling.

## **Plumbing and sanitation**

Flush-to-floor shower trays with glass screen.

Roca brand toilets, model The GAP or similar.

In bathroom 1: Shower with column and handrail, thermostatic faucet. Suspended vanity sink.

In Bathroom 2: Shower with column and handrail, thermostatic faucet. Suspended vanity sink.

In Bathroom 3: Shower with column and handrail, thermostatic faucet. Suspended vanity sink with 2 drawers and intermediate shelves. (in houses with three bathrooms)

The ACS is produced through a Panasonic Aquarea heat pump, maintaining a 150 liter hot water accumulator with point support of electric resistance.

## **Electricity**

House with high-grade electrical installation 9.2kw.

Protected against over intensities and short circuits.

Interior installation with first quality JUNG or similar mechanisms.

The wiring will be housed in non-flammable conduits.

JUNG LS900 white series mechanisms:

- TV sockets in the living room and one in each bedroom, cover and terrace.
- Data socket in the living room and main bedroom.
- USB socket in the living room and main bedroom.
- Installation prepared for internet connectivity subject to external connection provider.
- Exterior lighting on terraces.
- Lighting with LED lights throughout the house.

## **Air conditioning**

Air conditioning (cold-hot air) installation by Aerotermia through ducts, the outdoor unit or heat pump is located on the roof. Model Aquarea Brand Panasonic. Calculated for the dimensions of each home.

Pre installation of AIRZONE zone control system.

Radiant floor throughout the house by the Aerotermia system

Telecommunications

Installation of community television signal capture equipment.

## **Kitchen**

ARANCUCINE brand kitchens. They will be fully furnished with high and low furniture up to the ceiling (personalization options).

Countertop and front of Porcelánico Brand Laminam or similar with 5 finishes available for your choice.

Drawers with auto brake, integrated column for conventional oven and microwave. Integrated hood in upper cabinet.

Undercounter sink, and Hansgrohe tap.

Included appliances (consult references).

Finishes in white with customization option, integrated handle in helmets.

## **Washing area**

Depending on the type, it is planned to add an additional module for the installation of the ACS and washing machine and dryer system.

## **Solárium**

In those houses that correspond, access to solárium from the house through a private staircase.

Solarium with different areas of use, one of them covered by a wooden pergola made of Swedish laminated pine (treated for outdoor use).

Television socket and plug.

Supply of tap for irrigation.

### **Gardens and pool (Terraced No. 14 to No. 23)**

Private pool and paved area attached to the pool through a natural Fósil limestone piece with non-slip and excellent thermal performance.

Pool shower installation and landscaped area.

Surface parking integrated in the plot.

Rear of the house (main door) with FDL Premium model artificial grass and plants according to project. Houses Nº9,10,11 and 12

Automatic drip irrigation installation with WIFI programmer and main pipes. Households Nº9,10,11 and 12

Cypress perimeter hedge

Pre installation hose pipe for lights in interior garden

### **Gardens and pool (Town house Nº13 and Nº24)**

Private pool and paved area attached to the pool by means of a piece of natural Fossil limestone non-slip and excellent thermal behavior.

Shower installation for the pool and garden area.

Surface parking integrated into the plot.

Concrete screed for artificial grass

Artificial grass FDL premium model and plants according to project

cypress perimeter hedge

Automatic drip irrigation installation with WIFI programmer and main pipes.

Pre installation hose pipe for lights in interior garden

### **Basement (in those homes with a basement)**

Access from the internal staircase of the house. (the stairs down are delivered finished)

The basement would be delivered raw in floor, walls and ceilings

Reinforced concrete walls, with SR additive

Everything is left ready to be able to put all the light points, antenna and plugs that you request the client later.

Registration box connected to the general picture of the house

### **Home customization**

THE FOLLOWING FINISHES MAY BE CHOOSSED FREE OF CHARGE ACCORDING TO THE CATALOG FOR PERSONALIZATION:

LAMINATE FLOORING OF THE HOUSING.

BATHROOM FURNITURE.

TAPS.

TILES IN BATHROOMS AND KITCHEN.

FINISHING OF FURNITURE AND KITCHEN COUNTERTOP.

HOME APPLIANCES

**\*\* ALL HOUSES HAVE DECENNIAL DAMAGE GUARANTEE INSURANCE FOR THE FUNDAMENTAL WORK**