

## **QUALITY SPECIFICATIONS**

### **FOUNDATIONS**

- Reinforced Concrete according to design specifications.

### **STRUCTURE**

- Concrete block bearing walls according to design specifications.

### **ROOF**

- Flat roof and hip roof, waterproofed with slopes to roof drains according to design specifications.

### **EXTERIOR WALLS**

- Concrete block walls, mortar finished according to design specifications, with waterproof plastic paint in "bone" colour or similar.

### **FINISH MATERIALS**

- Ceramic wall tiles of top quality in water serviced areas.
- All other areas flat finished in gypsum plaster, with plastic paint colour "white".
- Suspended ceilings of plaster board, as required by installations.

### **INTERIOR FLOORINGS**

- Flooring in lower floors and basement in top quality ceramic tiles, floating wood floors in the upper floors, with ceramic baseboards in the basement and wood baseboards in the lower and upper floors.
- Flooring in bathroom and lavatory, in top quality ceramics, with colours complementing wall tiles.
- Stair treads of solid wood, with risers of the same material.
- Stair railing with balustrades spindled in solid wood and hand rails of the same material.

### **INTERIOR CARPENTRY**

- Doors of flush surface, finished in "Iroko" wood or similar.
- Closet of master bedroom, with vertical and horizontal divisions in particleboard finished in melamine, with closet rods and without doors.
- Closets in other bedrooms in the upper floor, with vertical and horizontal divisions in particleboard finished in melamine, with closet rods and sliding flush doors finished the same as other hinged doors.
- Hanging and security hardware in stainless steel.

### **EXTERIOR CARPENTRY**

- Entrance door en flush slab with fixed glass sidelight, in "Iroko" wood or similar, with hanging and security hardware in stainless steel.
- Other doors and windows in PVC, with casements, sliders and fixed units in gold Oak colour, with double glazed sealed panes.

- Pergolas formed with posts, supporting beams and joists, in solid "Iroko" wood or similar.
- Terrace railings in solid "Iroko" wood or similar.
- Garage door and entrance gate, hinged gate and sliding or hinged garage, as necessary.

### **PLUMBING**

- General installation with recessed tubing, shutoff valves in serviced areas, and isolation valves in taps and fixtures.
- Electric hot water tank.
- Pre-installation for solar panels.
- Suspended and recessed PVC sewer tubing, according to regulations and required sizing.

### **BATHROOM FIXTURES AND TAPS**

- Sanitary fixtures of ceramic porcelain in colour white by the "Roca" company or similar.
- Bathtub in master bathroom in fibreglass.
- Single control chromed taps by the "Roca" company in bathrooms and lavatories.

### **ELECTRICAL INSTALATION**

- Residential wiring, according to the electrical engineering design and governing regulations.
- Electrical devices of top quality, "Simon 75" in colour ivory or similar.
- Incandescent bulb and lamp socket provided in all lighting locations.
- Automatic door intercom system from the front gate.

### **LANDSCAPING**

- Plot perimeter walls of concrete blocks, mortar finished inside and out, painted with plastic paint matching the housing colour, or similar.
- Entrance sidewalk of paving stones 20x20x6, with concrete borders.
- Terrace stones on the lower floor of top quality ceramic tiles.
- Landscaped areas with planting soil covered with a layer of volcanic gravel.