

Finishes Specification Carles Martí i Feced 5-7

Benvinguts a casa

ESPÍGUL®



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In this presentation, you'll see the different features and elements of your future home.

We'll tell you everything from the structure to the interior finishes.

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Paving and gardens

High quality large format porcelain. The flooring will be the same for all interior areas and stairs and in anti-slip format for the balcony and terrace area.

Private gardens with stoneware and sauló according to project. Fences with simple torsion mesh.





Kitchen

Mobiliario de cocina de color blanco mate con puertas y calaixos de PVC. Banco de cocina con taulell de quars compacte marca Silestone.

Aigüera d'una pica d'acer inoxidable integrada sota pedrís del taulell de la cocina i de 50cm d'amplada. Monomandato de Aixeta.

Electrodomésticos: Placa de inducción, microones, horno y campana decorativa marca Siemens o gamma similar.

Bathrooms

Tiles – You can choose from several different combinations of high quality ceramic tiles yet to be determined.

Bathtub/shower tray – Extra-flat shower trays flush (or very thin) will be placed on the floor of the suite bathroom and normal bathtub in the general bathroom. It will be possible to exchange the bathtub for a shower tray, counting the extra cost that it entails depending on the sizes.

Furniture – The bathroom that complies with accessibility regulations will have a semi-pedestal sink; in the second bathroom, a white piece of furniture with two drawers and an integrated sink will be placed.



Windows and carpentry



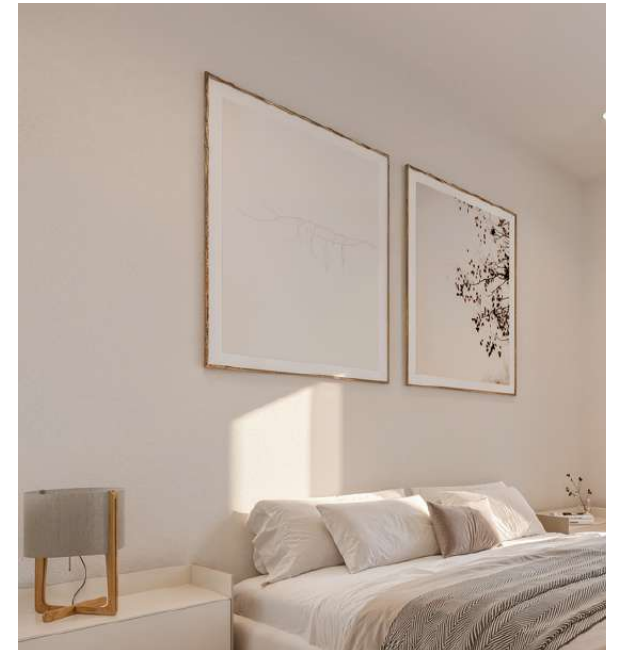
Lacquered aluminum carpentry with thermal break with double glazing. Interior carpentry with white pre-lacquered smooth doors and panels. Chromed handles. Wardrobe with white pre-lacquered doors to close the laundry area.

1 Built-in wardrobe in the main room with upper shelf, coat rack and buck drawers lined internally with melamine textile finish.

Metal handles. The option is given to make the rest of the wardrobes in the bedrooms with a separate budget.

Walls and ceilings

False ceiling and partitions made of plasterboard. Walls painted with two coats of smooth white plastic paint.



Ventilation

Centralized extraction and renewal system with individual mechanical ventilation that ensures continuous and comprehensive air ventilation throughout the entire dwelling, with individual ductwork on the roof and low-noise motors.



Facade

General plastering with water-repellent mortar, scraped finish, and painted in off-white combined with gray.

Combining masonry wall and clear laminated glass railings.



Heating and A/C

High-efficiency air source heat pump for domestic hot water and heating.

Digital thermostat for temperature control. Underfloor heating.

Air Conditioning – Pre-installation of ducted air conditioning in the suspended ceiling. Fan coil units are available for purchase and installation at a separate price.

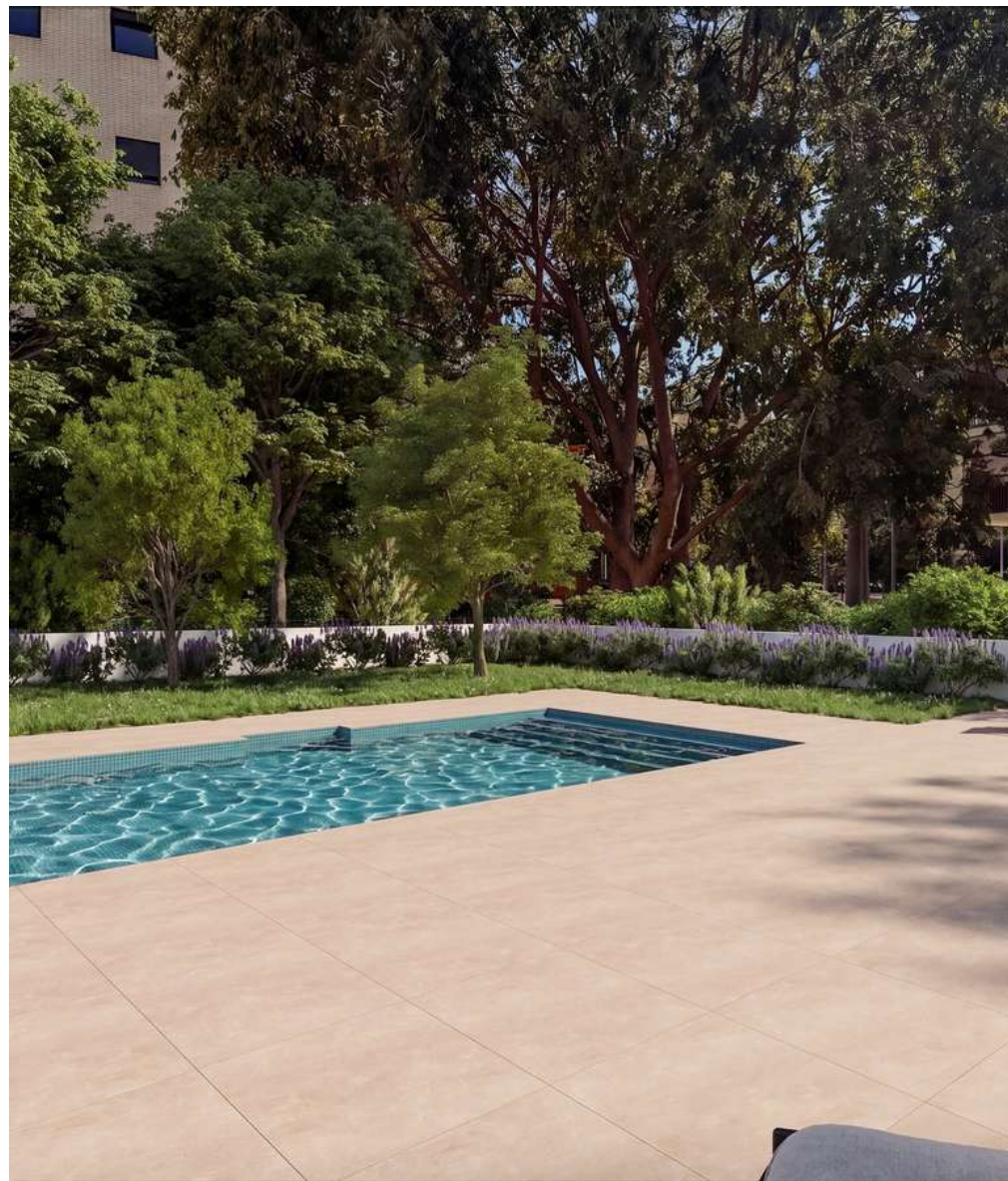


Installations

Electrical Installation. Electrical network installation according to current regulations. White Simon brand sockets and switches. Television/FM and telephone outlets according to current telecommunications regulations. Communal antennas for TV/FM signal reception and satellite TV reception located on the roof.

Communications Network Installation. Installation of communications network points (2 in the living/dining room, 2 in the master bedroom, and 1 in each of the other bedrooms). Installation of a hub in the telecommunications cabinet to centralize and connect the entire internal network of the house.

Water Installation. Installation of an internal distribution network of pipes for hot and cold water according to current regulations. Shut-off taps in each bathroom. Domestic hot water production by aerothermal system with individual storage tanks.



Sustainability

Low-consumption electric elevator, accessible for people with disabilities, without a machine room.

Staircase lighting with low-consumption LED bulbs and occupancy sensors to promote energy savings.

Photovoltaic panels for generating electricity for communal facilities.



Community areas

Outdoor community green area with swimming pool, artificial turf, and a recreation area finished with sand and native plants.

Recycling bins inside the building. Ventilated parking, compliant with fire safety regulations.

Partitions with chain-link fencing. Community staircase with ceramic tiles.



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*The construction company reserves the right to make any modifications it deems necessary, whether due to market demands or any other circumstance, substituting the qualities or finishes with similar or superior alternatives.

*The photographs shown are not contractually binding; they are simply for the purpose of accompanying the text and visualizing how some of the finishes look on these houses. The text of this document takes precedence over the images, as some of the finishes shown may involve an additional cost for materials and installation, which would be quoted separately.