



## Quality Standards Residencial Equmar

### 1.- Foundation

- According to the recommendations of the geotechnical study and calculation reports.

### 2.- Structure

- Reinforced concrete pillars and beams with "in situ" unidirectional and/or bi-directional concrete screeds and concrete joists.

### 3.- Façade

- Double brick and air chamber. Exterior wall of half-foot brick cladding, vault exterior sealed with cement mortar. Insulated with durable polyurethane and chamber sealed with laminated plaster panel mounted on galvanised metallic framework.

### 4.- Roof

- Flat **trafficable** roof with non-slip paving. Waterproofed with a double membrane, protected with geotextile material, thermal insulation using extruded polystyrene foam and protected with geotextile fabric to which a protective layer of mortar will be applied as a base for the exterior tile paving.
- Flat **non-trafficable** roof with a gravel finish. Waterproofed with a double membrane, protected with geotextile material, thermal insulation using extruded polystyrene foam and protected with geotextile fabric to which gravel will be applied.

### 5.- Wall partitions and insulation

- **Between houses.** Half-foot perforated coarse brick clad with laminated plaster on both sides, mounted on galvanised metallic framework. Semi-rigid rockwool panels for interior insulation.
- **Communal areas.** Half-foot perforated coarse brick clad with laminated plaster, mounted on galvanised metallic framework. Interior insulation using semi-rigid rockwool panels on the house wall and plaster panels on the communal area wall.
- **House interior.** Laminated plaster panels mounted on galvanised metallic framework. Interior insulation using semi-rigid rockwool panels to separate areas used for the same or different purposes. A thicker framework is used in rooms with plumbing fixtures. A single waterproof panel will be used on the side of the wall to be tiled.

### 6.- Wall covering

- **Kitchen and bathrooms.** Kitchen and secondary bathroom with ceramic tiles (with a decorative border in the secondary bathroom), PVC banding in corners. Main bathroom tiled with greyish-white macael marble. Mirror with polished frames in all bathrooms.
- **Other rooms (hallways, living room and bedrooms):** smooth plastic paint in a soft colour to be chosen by the facultative management.

### 7.- Flooring and ceiling

- **Kitchen and bathroom** flooring in greyish-white macael marble. False laminated plaster ceilings with a plastic paint finish in the kitchen and bathrooms. Removable false ceiling where the air conditioning system is stored.
- **Terrace** paved with waterproof exterior ceramic tiles with matching skirting board. Roughcast or false laminated waterproof plaster ceilings with a plastic exterior paint finish.
- **Other rooms (hallways, living room and bedrooms).** Greyish-white macael marble floors with matching skirting board. False laminated plaster ceilings in the living room, bedrooms, halls, corridors and areas with piping or wiring, all with a smooth plastic paint finish.
- Decorative coving on the living room ceiling.

### 8.- Carpentry

- **Exterior carpentry.**

Lacquered aluminium hinged or sliding windows, depending on the project. Monoblock system mounted on galvanised or aluminium plated pre-frames.

Double glazing.  
Band-operated aluminum shutters in the bedrooms and living room.

**Metalwork.** Metal-plated garage door operated by remote control and sensors.  
Galvanised metal doors in storage rooms and rooms containing electricity meters, water mains, etc., in strict compliance with fire regulations.

- **Interior carpentry.**

**Main door.** Reinforced door with double plated steel, anti-lever hinges and multipoint security lock, wide-angle spy hole. Smooth surface with lacquered wood finish.

**Interior doors.** Ready-made doors with smooth surfaces and a lacquered white wood finish, hanging fixtures and chrome handle. Part-glass doors in the kitchen and living room (one or two panes in the case of the latter, depending on the project), glazed with acid-etched glass.

In-built **wardrobes** with solid rigid doors, smooth surfaces, and a lacquered white wood finish. Interior lined with matching melamine and equipped with a suitcase shelf and hanging bar.

## 9.- Plumbing and bathroom fittings

- **Plumbing.** Cold and hot water system in protective copper piping, centralised water meters and shutoff valves in all rooms with a water supply, as well as stop taps to cut the water supply to each appliance.
- **Bathroom fittings and taps.** Washbasins, toilets and bidets of white vitreous china in the main and secondary bathroom. Enamelled steel bathtub laid on a sand bed in the main bathroom. Shower tray in secondary bathroom. Cupboard under washbasin in main bathroom and washbasin on pedestal in the other bathrooms. Chrome single-handle mixer taps.
- **Suspended drainage system and piping.** Soundproof drainpipes with ventilation and registers in suspended drainage system.

## 10.- Heating and air conditioning

- **Hot water** via electric accumulator.
- **Temperature control**  
Wired for hot/cold air pump (hot-cold lines, electrical and control wiring, pipes, grilles and thermostat) for dual temperature control, with machines on the roof of the building and bathroom.

## 11.- Electricity and communications

- **Electricity** system fitted according to the Low Voltage Electro-technical Regulation for a high electrification level.
- **Lighting in communal areas:** Ceiling lamps. Garages with fluorescent and emergency lighting in accordance with the Low Voltage Electro-technical Regulation
- **Communications.** Satellite dish, wiring and sockets for television and telephone in the living room, bedrooms, kitchen and terraces, in accordance with the Common Telecommunication Infrastructure Regulation.  
Video entry-phone at entrance to housing estate and electric entry-phone at building entrance. Entry-phone in kitchen or hall of house.

## 12.- Kitchen Furnishings

- **Furniture.** Kitchen furnishings comprised of wall and floor units with high storage capacity. Door finishes in low-pressure laminated plastic imitation wood and edged in heat-melted PVC.  
Granite worktop.
- **Household electrical appliances.** Vitroceramic hob, electric oven, decorative extractor fan, single sink with draining board, chrome single-handle mixer tap with high turning spout.  
Electrical wiring and sockets, water supply and drainpipe for washing machine and dishwasher.

## 13.- Building entrance and stairs

- **Building entrance walls** with smooth plastic paint and mirror, depending on the project.  
Communal hallways painted in keeping with the décor, stairway walls in tempera gotolé.
- **False ceiling** of laminated plaster with a plastic paint finish in the entrance hall and communal hallways. Plaster ceiling in staircase with a smooth tempera finish.
- **Lift** with automatic stainless steel sliding doors on the ground floor, painted doors with metallic frames on the other floors. Lift interior decorated with high quality materials and marble floor matching hallway flooring. Anti-vandal buttons.

Lifts provide direct access to the car park.

- Built-in **mailboxes**.
- **Signage**. Communal areas, house doors, floors, building entrances, emergency exits and rooms containing electricity meters, water mains, etc. signposted.

#### 14.- Garage and Storage rooms

- **Garage**. Manufactured plaster or concrete walls with smooth tempera finish and plastic two-tone skirting board. Painted ceiling.  
Reinforced concrete **floor** with polished surface.  
**Fire detection and extinguishing** system in accordance with regulations.
- **Storage room** walls plastered on both sides, smooth tempera finish. Galvanised metal doors. The fire protection walls will be of the regulatory material and thickness.

#### 15.- Outdoor communal areas

- **Sports facilities**: communal swimming pool.
- **Garden area**  
With grass, plants, shrubs and trees.  
Programmable watering system.  
Outdoor lighting regulated by programmer.
- **Housing estate enclosure**  
Estate enclosed with steel wire chain link fencing, taking zoning regulations into account.

#### Informative notes

Quality control of structure, roof, façade, and the construction work audited by officially approved technical experts. Ten-year structural guarantee, in accordance with the law governing building planning in Spain.

A specialised cleaning company will clean the houses prior to handing them over to owners.

In the course of construction, the developer reserves the right to carry out whatever modifications are considered necessary for technical, legal, supply or commercial reasons, provided the overall level of quality of building materials is not altered.

This document is a free translation from its Spanish original. In case of any contradiction or doubt, the information in Spanish will be the correct one.