



Quality Report

STRUCTURE AND FOUNDATIONS

Foundations, walls, pillars and reinforced concrete slabs calculated and built according to current regulations. Control of work by specialised and approved laboratories.

FAÇADES

Facing brick façade in combination with natural and artificial stone panels over brick, the façade will also have an air chamber, thermal insulation and self-supporting technical interior partition wall with plasterboard.

Lacquered aluminium frames with thermal break. Rolling blinds with aluminium slats and internal insulation in bedrooms and the living room.

ROOF

Traversable flat roof with thermal insulation, waterproofing and finishing in accordance with visitable or maintenance sections.

DOORWAYS, HALLWAYS AND STAIRCASES

Major doorways finished with fine materials, natural stone and wood with a mirror. Grouping of mailboxes in the lobby.

Stairways and landings with micrograin terrazzo flooring and exposed brick walls like the main façade in combination with plasterboard walls coated with smooth plastic paint. Metal railings.

LIFTS

Lifts with stops on every floor including the two basement floors. Finishing and decoration according to the Project Management.

OUTDOOR COMMON AREAS

Communal areas with non-slip flooring and landscaping according to the project. Enclosed swimming pool with beaches of synthetic wood in combination with anti-slip artificial stone. Provision of showers and stairs.

PAVING

Throughout the property, except in the bathrooms, kitchen and laundry room, laminate flooring with MDF skirting board lacquered in the same colour as the wall.

In wet rooms, stoneware paving or similar. Traversable, private use terraces with synthetic wood or stoneware flooring.

COATINGS AND PAINTING

Coatings of wet rooms with ceramic tiles combined with smooth plastic paint. Smooth plastic paint of a light colour in the rest of the property.

FALSE CEILINGS

Continuous false ceilings in lobbies, hallways, kitchens and bathrooms except where any record is needed.

KITCHEN

High and low furniture of great capacity. Counter and front cooking area between high and low synthetic stone furniture. Single or double stainless steel sink according to the type of home. Single handle taps. Glass ceramic cooktop, electric oven and microwave. Extractor hood.

BATHROOMS

ROCA glazed ceramic toilets in white or similar. ROCA chrome-plated, single handle taps or similar in the sink. Thermostatic mixing valves in the bathtub and/or shower. ROCA enamelled bathtubs or similar. Mirror in the main and secondary bathroom.

INDOOR CARPENTRY

Reinforced entrance door with sheet steel, panelled white lacquer finish, with security lock, key release system and anti-burglary hinges, chrome inner doorknob, external door handle and peephole. Smooth internal doors lacquered in a light colour. Metal door handles. Fitted wardrobes in all bedrooms, with folding doors with lined interior, shelf and bar.

PARTITION WALLS

Plasterboard with profiles and metal studs. In the partition walls between neighbours, a sheet of perforated brick and technical self-supporting wall with plasterboard will be placed.

AIR CONDITIONING

Installation of hot-cold air conditioning through ducts in the living room, kitchen and bedrooms, through a split system with an indoor machine inside the false ceiling and outdoor machinery on the roof. In the bathrooms there will be a radiator towel rack.

PLUMBING

Installation of cross-linked polyethylene plumbing with insulation hoses and stopcocks. SAUNIER DUVAL natural gas condensing boiler or similar providing clean hot water through renewable energy, solar panels on the roof.

AUDIOVISUALS AND COMMUNICATION

Sockets in accordance with current regulations.

INTERCOM

Video intercom with camera in the doorway.

ELECTRICITY

Protection and control box in the entrance hall or the kitchen of the house. Installation recessed and protected with corrugated tubing. Separate circuits for light, air conditioning, oven and domestic appliances. SIMÓN brand mechanisms or similar.

GARAGE

Concrete parking surface with a polished grey finish. Ventilation through ducts. CO detection system, fire detectors and alarm according to regulatory requirements.

NOTES:

ConstruReal reserves the right to make any changes it deems necessary to the quality report expected during the execution of the work, motivated by technical, legal, commercial or availability demands, but in any case involving a reduction of the qualities expected.