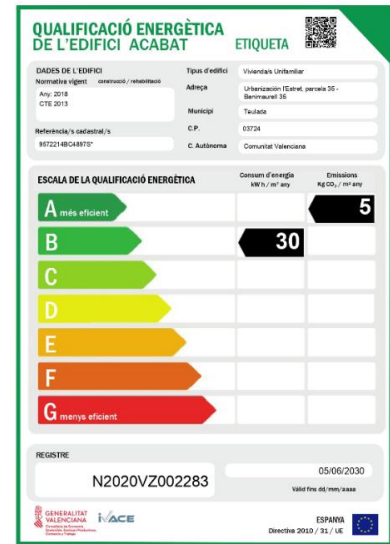




# Quality statements

**VILLA CALLE BENIMAURELL, N° 35 PAREADO - B**

**Building energy rating= A**



**1. PROJECT:** Architect project, building licenses of town hall, geotechnical report of the plot and control structure quality with **C2C Servicios Técnicos de Inspección,s.l**, OCT with **Century OCT** and Insurance of guarantee for 10 years with **Dual Insurance**.



**CENTURY OCT**  
partner empresarial de **CENTURY**  
Mediadores & Técnicos



**2. FOUNDATIONS:** The foundations will consist of running trenches filled with reinforced pumped concrete in accordance with the specifications in the Project and Quality Control.

**3. DRAINAGE:** Will consist of P.V.C pipes with **Ferro Plast Mute** which are acoustic insulation inside buildings, of the appropriate size necessary to channel the sewage to the main drainage





# Quality statements

**4. VERTICAL STRUCTURE:** Load carrying walls of prefabricated concrete cavity blocks of a depth of 20x20x40 cm. A reinforced band is added as extra support for the flooring of the horizontal structure. All the structural corners and joints will be reinforced with concrete for connection with the above described reinforced bands.

**5. HORIZONTAL STRUCTURE:** The flooring is formed by pre-stressed concrete beams with a depth of 18 cm. Bison type blocks, electro welded wire mesh with a compressed concrete coating to a depth of 4 cm. To form a total flooring thickness of 22 cm. In the under build of the house, there will be left where possible openings for installations. The concrete flooring will be vibrated giving bigger resistance



**6. PARTITION WALLS:** Cavity ceramic bricks 7 cm. thick forming interior walls in some parts. "Neoacoustic" strips or similar will be placed under the first brick to absorb noise due to impact vibrations.



**7. INTERIOR AND EXTERIOR PLASTERING:** The interior walls will be plastered by machine to ensure the durability, ceiling with plaster plates. The exterior walls will be finished with system [CEMEX technical mortar](#). (Monocapa)





# Quality statements

8. **ROOFING:** Will be, as per plans, placed over the last floor or ceiling. It will be flat roof, build with all elements of point n° 10 (below) giving optimal thermal insulation.

9. **CARPENTRY: Exterior doors and windows** with Aluminium antracita colour serie COR 60 hoja oculta, electric shutters and mosquito nets in bedrooms.

**The interior carpentry** for door and wardrobes will be white lacquered model "da vinci" from PUERTAS CASTALLA



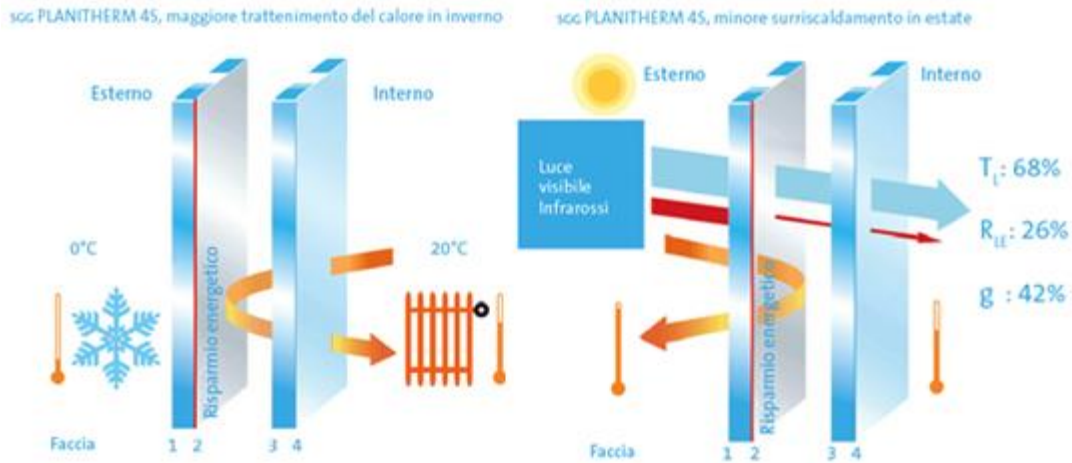
10. **INSULATION AND WATER PROOFING SYSTEM:** The house will be sufficiently insulated to ensure maximum comfort. All exterior walls will have a 5 cm. insulated cavity with insulation of **Polyurethane foam**. The ground floor will be at least 40 cm higher than the exterior ground level to avoid humidity. The terraces up stairs-solariums will be insolated with extruded polystyrene (XPS) from URSA XPS or **similar** which provides optimum thermal insulation against cold and heat. Waterproof works with Giscolene® or Carlisle® **waterproofing system** is made up of an EPDM rubber membrane with 400% elasticity and 20 years guarantee material and 10 years application, which comes in large modules.





# Quality statements

**11. GLAZING:** All exterior windows will be security double glazed 4-8-4+4 mm. SGG PLANITHERM 4S with solar control and thermal insulation.






**12. PAINTING:** The whole house inside will be painted in high quality white paint color. <http://www.isaval.es/> <http://www.titanlux.es/> <http://www.valentine.es/> or similar. Outside color will be the color of the technical mortar itself.

**13. FLOOR AND WALL TILING:** There will be floor to ceiling ceramic tiling, or a personal composition, in both bathrooms and kitchen with tiles of the client's choice, always respecting a standard price up to 20 €/m<sup>2</sup>. Lineal meters of decoration tiles 3.-€ each no more than 150 units maximum 12 ml with a price no higher of 3.- € each







PROPOSED FLOOR TILES: Serie [FOSTER PORCELANICO 60x60](#) / [MEIER 60x60\(Non Slip\)](#)


75X75
PORCELÁNICO

47414	47421	47438
		
FOSTER LIGHT (PRC) LIGHT: 75X75 RC: M683	FOSTER SAND (PRC) SAND: 75X75 RC: M683	FOSTER GREY (PRC) GREY: 75X75 RC: M683

## ARGENTA

60x60
30x60

LIGHT 47568		SAND 47575	
GREY 47582		SAVANNA 47599	
COAL 47603		WHITE 49578	



**MEIER SAND (PRC)  
47575**

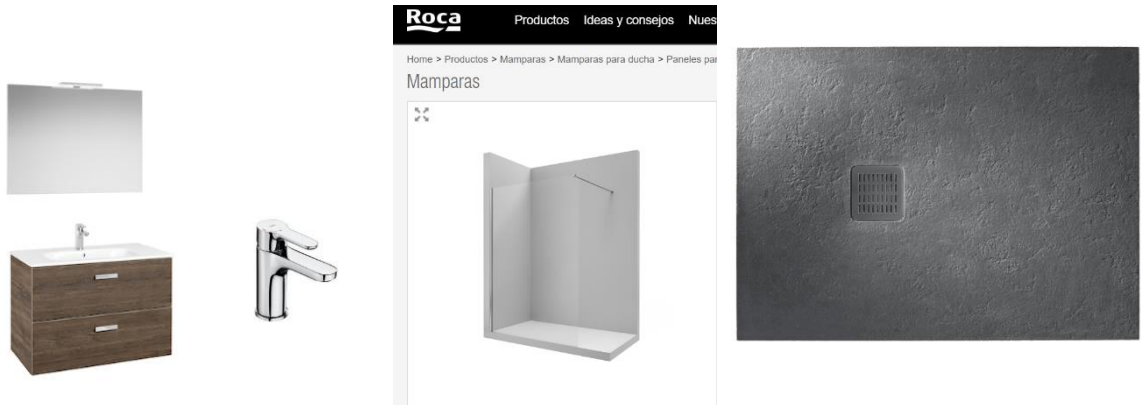
Serie: MEIER  
Color: SAND  
Formato: 60x60  
Familia: GRES PORCELÁNICO  
Acabado: ESMALTADO (GL)  
Tipo de pasta: PASTA ESTÁNDAR  
Acabado superficial: MATE  
Rectificado: NO



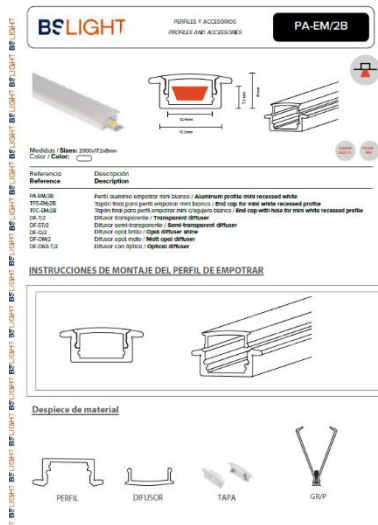


# Quality statements

**14. BATHROOM FITTINGS AND TAPS:** Bathroom fittings will be supplied by Roca [www.roca.es](http://www.roca.es), in the bathrooms and toilet will be installed 3 bathroom furnitures units **model "Victoria basic with mirror"** or similar up to clients choice. Taps mixer system mod. **"L20"** in chrome. Fix glass "mampara" in the 3 walking showers. There will be outside garden taps as per plans. Shower trays by Nuovvo. <https://www.nuovvo.com/en/shower-trays/>



**15. ELECTRICITY INSTALLATION & HOME AUTOMATION :** The installation will be done according to the project specifications using high quality materials including basic expandable home automation mod. **VALERIA NEXT** series LEGRAND. (two functions included). Learn more at: [Valeria.next](http://Valeria.next). Several telephone, internet and television plugs will be fitted in living-room, kitchen and master bedroom, LED line lights, Installation of a pedestrian door answer phone mod. **CLASSE 100X16E** with some smart home automation functions. Learn more and download PDF brochures at: [Legrand UK](http://Legrand UK)





# Quality statements

**16. CENTRAL HEATING:** Installation of central underfloor heating, with panels of great thermal and acoustic insulation. HEAT PUMP - MITSUBISHI ELECTRIC models PUHZ-FR71VHA ECODAN HYBRID and EHST20C-VM2C HYDROBOX.

## DESCRIPCIÓN

**Poli radiante IMPACTO®** es una placa de EPS plastificada a la que se adhiere otra placa de EPS de baja conductividad térmica a la vez que elastificada (EEPS), dando como resultado un único producto que ofrece un excelente aislamiento térmico y un gran aislamiento acústico a ruido de impacto. Dispone de un paso de tubería de 75 mm y salida para Ø entre 16 y 20 mm. Con un acabado machihembrado a cuatro cantos, permite una instalación fácil y rápida, evitando puentes térmicos.

El diseño de los tetones evita que las tuberías se muevan, quedando sujetas sin necesidad de grapas o complementos.

Este producto cumple con las exigencias del CTE.

**Poli radiante IMPACTO®**  
EPS de alta densidad

$\lambda = 0,035 \text{ W/mK}$

$\lambda = 0,034 \text{ W/mK}$

$\lambda = 0,033 \text{ W/mK}$

EPS elastificado de baja conductividad térmica (EEPS)

$\lambda = 0,032 \text{ W/mK}$



**17.- AIRZONE:** Airzone goes beyond HVAC. It let you have full control of central heating installation. Choose the temperature you want and prepare to enjoy the ultimate comfort experience. Control your system using the Blueface smart [thermostat](#) in the living room and individually each bedroom with Lite thermostats.



Graphic interface provided with capacitive buttons and electronic LED RGB light code that informs you about the temperature and mode. You will be proud of your thermostat.

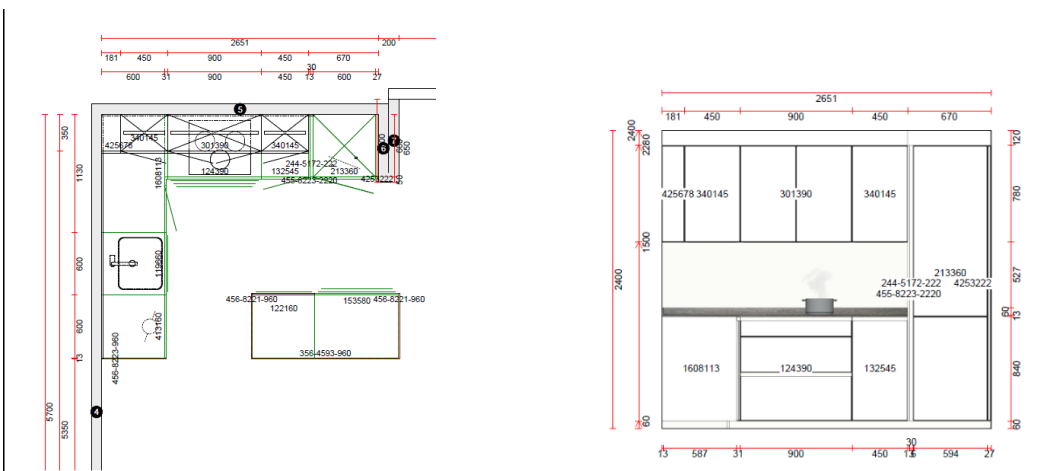


# Quality statements

**18. AIR CONDITIONING:** Installation of Air conditioning units by conductions with arothermal HEAT PUMP I - SPLIT CONDUCTIONS MITSUBISHI ELECTRIC models PUHZ-FR71VHA ECODAN HYBRID and EHST20C-VM2C HYDROBOX with remote controls on first floor. On the second floor: MITSUBISHI SEZ-M25DA UI COND – SUZ-KA25VA6 U E INV and remote control.



**19. KITCHEN:** Upper and lower units will be fitted as per plans below. Including a stain lees steel or similar double sink and electric extractor hood. The kitchen work top will be Silestone® or similar. <http://www.silestone.co.uk/quartz-colours/all-colours/>. Points for washing machine and dishwasher machine. Client's choice of models with price no higher of 10.000 €. Proposed kitchen model "Line-E" or similar <http://www.santos.es/>



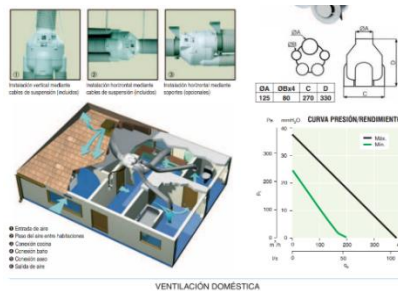


# Quality statements

20.- **SOLAR ENERGY:** Kit solar panels Termicol Termosifón: Familia SILVER B with accumulator 300 litre equipment (5/6 users)

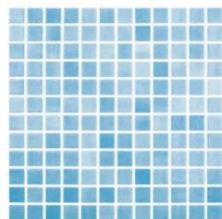


21.- **AIR RENOVATIONS SYSTEM:** VMC ARINAT 5 Connections.



## EXTERIOR WORKS:

22. **SWIMMING POOL:** Will be of rectangular of as per plan. Conveniently waterproofing with "Tecmadry Elast®" of Satecma" or PAREX similar Products. Interior stairs according to plan. Exterior shower with non slippery floor tiles, drain and tap. Prefabricated peaces swimming pool border. Surfaced with mosaic tiles mod. Niebla Azul Turquesa 501, , <http://vidrepur.com> . Two underwater lights . Pump room wiht drain, with complete filter system equipment ("astral pools"). Pre-installations tubes for heating the water in winter time. <http://www.astralpool.com/>



NIEBLA AZUL TURQUESA

501 25x25 mm







## Quality statements

23. **EXTERIOR TERRACE:** tiled terrace around the pool built with non slip tiles

24. **ACCESS TO GARAGE AND DRIVE TO BACK DOOR: 100** m2 of drive with printed concrete with colours and drawing design to client's choice.



25. **BOUNDRY WALLS AND INTERIOR PLOT WALLS:** In the boundary facing to the road will be build with monoblock with height according to plans + decorative fece. In the other 3 boundaries the walls, if not existing walls of neighbors, will be built with concrete block, reentered an painted. There will be sliding access **gates of iron anti rust lacquered fire**. One pedestrian door of 1,20x1.80 wide and another of 4 x1.8 mts wide for the vehicles. With automatic motor opening by remote control. There will be 3 points for lights in the pillars, complete interphone and points for remote control opening system. <http://www.bftworld.com/es/products> or similar.



26. **CONNECTIONS:** Electricity, drain system, phone wiring and water will be connected from the road to the house.





## Quality statements

**27.- GARDEN:** Basic garden of with a quotation not superior 3.000.-€

**28.- WATER TANK:** 10.000 liters water tank build underground next to the pool. Rain water collected in the roof is channelled into the water tank to be used for the garden automatic irrigation system.

**29. CLEANING:** Once the work is finished the plot will be cleaned of debris. The house will be handed over in a good condition for occupation.

**\*\*Note:** The images in this memory of qualities are not contractually binding