

QUALITY REPORT

PROMOTOR: WWRESS REAL ESTATE

Manages and markets: Remax Experience

January 2025

FOUNDATION AND STRUCTURE

- Mixed foundation, isolated reinforced concrete footings with tie beams and micropile screen, and reinforced concrete pillar structure with bidirectional slabs.

BRICKLAYER

- The enclosure walls are approximately 30 cm thick. The thermal transmittance of the façade is 0.28 W/m² K. The composition of the façade is as follows (exterior interior): single-layer mortar, H16 ceramic brick, 5 cm thermal insulation, laminated plasterboard cladding, consisting of 4.5 cm thermal/acoustic insulation of mineral wool, placed between studs and double 1.25 cm boards each.
- The walls separating the dwellings are made of Super 6.5 brick, 6.7 cm thick.
On both sides of the brick there is a backing with mineral wool acoustic insulation.
- In the interior partition walls of the homes, there is also mineral wool acoustic insulation.
- The interior partitions will be made of laminated plaster type PLADUR.

FLOORING AND TILING

- Tiling in wet rooms
- 60x60 cm porcelain flooring throughout the interior of the home, including the terraces which will be non-slip.
- Tiling in wet areas will be made of 40 x 80 cm porcelain tiles.

EXTERIOR CLADDINGS

- Traditional, low-maintenance façade based on a single-layer exterior over a masonry wall and double acoustic and thermal insulation on the interior, backed with a plasterboard-type partition wall.
- The street facade on the ground floor will be clad with stone-finished porcelain.

INTERIOR COATINGS

- Exposed plaster or plasterboard on vertical and horizontal walls.
- The roof is insulated; in the case of the flat roof, it is XPS, and in the case of the pitched roof, it is EPS. The K coefficient of both roofs is 0.28 W/m² K.
- All vertical interior walls of the homes are laminated with sound-insulating plasterboard. Horizontal partitions are sound-insulated.

PLUMBING-SANITATION

- All sanitary fixtures and fittings will be PORCELANOSA, from a range to be defined in the Executive Project.

SUSTAINABLE AND ECO-EFFICIENT HOUSING WITH ENERGY RATING A.

BATHROOM

- 4.5/3L dual-flush white toilet.
- Extra-flat resin shower tray with single-lever chrome column.
- Vanity top sinks in the master bathroom - ECO single-lever vanity faucets, on vanity top.

HOT WATER

- ACS through a system independent of the air conditioning.

INTERIOR CARPENTRY

- All interior woodwork will be white lacquered, with a reinforced entrance door with security hardware and a peephole. There is a built-in wardrobe in the master bedroom.

CARPINTERIA EXTERIOR

- The exterior carpentry will be made of thermally broken aluminum, with matching aluminum Mallorcan shutters in the narrow-proportioned openings according to the basic design's facade composition.

ELECTRICITY

- Mechanisms approved according to current regulations, JUNG brand and counters individual.
- All parking spaces will have individual pre-installation for electric vehicles.

PAINT

- Smooth white paint indoors.

GLAZING

- Low-emissivity double glazing with argon gas chamber (laminar, acoustic and solar – according to thermal calculations executive project) 3+3/16/4+4 chamber glass with uniform section suitable for the use, level and wind overload to be received.

FACILITIES

- Installation of air conditioning and heating through ducts with diffusers located in a false ceiling powered by aerothermal energy.
- Optional underfloor heating with extra charge.

TELEVISION AND TELEPHONY

- All homes will have TV and telephone installations according to the telecommunications project.

KITCHENS

- Furnished by PORCELANOSA, with wall and base units and ceramic countertop.
- (Sink with single-lever tap, ceramic hob, extractor hood, electric oven, dishwasher).
- All equipment will be top brands.

SEVERAL

- Water intake on porches and terraces.
- Power outlets on porches and terraces.
- Video intercom in all first-floor apartments.