

EMERALD GREENS

MEMORANDUM OF TECHNICAL SPECIFICATIONS

Energy certificate (CEE): B

CTE: The homes are compliant with the new Technical Building Code (European Standard)

STRUCTURE, FOUNDATIONS AND ENCLOSURES:

- Structure of braced pillars and reinforced concrete foundation. Concrete foundation slabs.
- Dividing walls formed by ½ foot of perforated brick, perforated on both sides and with plasterboard type cladding and acoustic rock wool mat insulation as a soundproofing system.
- Partition walls with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall, with thermal insulation of rock wool with 7.5cm thickness. And roofing with thermal insulation of 7.5cm thickness.
- Plasterboard false ceilings throughout the dwelling. Perimeter moulding in living room and main bedroom, according to project plans.
- Interior finishing with sprayed plaster and smooth acrylic paint.
- Exterior cement mortar rendering as per the plans and an emulsion paint finish.

FLOORING

- Continuous 90x90cm Saloni brand ivory ceramic tiles throughout the dwelling, except the bathrooms, with white lacquered wooden skirting.
- In the main bathroom 60x60cm Saloni brand floor tiles and 90x90cm in the second bathroom, in a colour to match the rest of the flooring in the apartment, according to the plans.
- Terraces and solariums with 90x90cm non-slip Saloni ivory porcelain tiles to match the living room floor tiles.

TILING:

- Main and second bathroom, two combinations of Saloni porcelain tiling, chosen by the construction management team.

EXTERIOR CARPENTRY:

- Strugal branded aluminium sliding door in white with thermal break, double glazing and safety glass to doors leading to the terrace.
- Casement windows to other rooms in white aluminium with thermal break and double glazing.
- Motorised rolled white aluminium shutters on bedroom windows.

INTERIOR CARPENTRY:

- Armoured entrance door.
- Interior plain doors finished in melamine with textured oak tone and chrome fittings.
- Wardrobes: Built-in wardrobes with sliding doors in a textured wood toned melamine to match the flooring and internal doors, combined with internal panelling and finished with clothes rail, luggage stand and drawers.

KITCHEN:

- Designer kitchen with white wall units and a white acrylic worktop.
- Equipment: Balay appliances: refrigerator, electric oven and microwave in column, vitro-ceramic stove, extractor hood, integrated dishwasher, washing machine and single sink in black with premium quality tap, brand: TRES.

BATHROOMS:

- Main bathroom with WC, white acrylic shower tray with shower screen installed, sink with under-sink unit in brilliant white according to plans.
- Second bathroom with top quality WC, white acrylic shower tray with shower screen installed, sink with under-sink unit in white according to plans.
- First-class tap fittings, TRES brand, in all bathrooms.
- Mirrors installed.

AIR CONDITIONING:

- AC/Heating system installed via conduits in false ceiling.

INSTALLATIONS:

- Embedded LED lighting package, as stated on the plans.
- Installation of mechanical ventilation according to the C.T.E.
- USB device charging points in the kitchen and main bedroom.
- Fibre optic cable, telephone and TV outlets in the living room/dining room, bedrooms and kitchen.
- Top quality branded electrical switches in white.
- Hot water produced by solar power produced by solar panels with additional supply provided by an electric heater.
- Digital TV antenna and satellite dish.

OTHER DETAILS:

- Complex with communal pool and gardens, private enclosed perimeter with pedestrian access door with video monitor and motorised entry gate for vehicles operated by remote control.
- Communal lift in each building with capacity for 6 people.
- The final price includes a parking space and a storage room.

The promoter reserves the right to modify or change the materials, models and distribution of these project specifications in accordance with the criteria of the project technicians.