

## **QUALITY REPORT**

### **STRUCTURE**

The reinforced concrete structure with waffle slabs, basement walls, and foundation footings, according to the project drafted by the Technical Management, in compliance with current regulations. The construction is monitored by the Technical Control Organization.

### **FAÇADES**

The façades consist of brick walls, an air chamber with thermal and acoustic insulation, and an interior self-supporting layer of laminated plasterboard finished with smooth paint. The exterior is coated with mortar based on a combination of siloxane-based acrylic resins and high-resistance pigments, which is waterproof and mold-resistant, with some areas featuring aluminum composite panels.

### **PARTITIONS**

Divisions between dwellings and common areas comply with the CTE (Technical Building Code) and include thermal and acoustic insulation.

Interior partitions in dwellings are made of self-supporting laminated plasterboard partitions, also complying with the CTE.

### **CEILINGS**

False ceilings made of laminated plasterboard to conceal installations and ducts, with an access panel for the air conditioning unit. Smooth false ceilings throughout the entire dwelling.

### **ROOFS**

Flat walkable roofs for terraces, with a waterproof membrane and non-slip ceramic flooring, ensuring continuity with the interior flooring of the dwelling.

### **FLOORING**

Interior flooring in the dwelling consists of ceramic tiles in neutral tones.

Exterior flooring for walkable terraces features non-slip ceramic tiles in the same tone.

In the basement garage, the flooring is polished concrete with painted markings.

## **WALL FINISHES**

Walls and ceilings are finished with smooth white plastic paint.  
Vertical surfaces in bathrooms are clad with ceramic tiles.

## **EXTERIOR CARPENTRY**

Doors and windows are made of aluminum with high thermal and acoustic performance, ensuring energy savings and noise protection according to the Technical Building Code.  
Double glazing with acoustic and thermal insulation, featuring Climalit-type glass or similar.

## **INTERIOR CARPENTRY**

### **Entrance door:**

Reinforced door with an interior finish similar to the interior doors, including a security system and panoramic peephole.

### **Interior doors:**

Smooth white lacquered MDF doors, including smooth solid matching architraves, hanging hardware, and designer knobs.

### **Wardrobes:**

Built-in wardrobes in bedrooms with white lacquered doors, fully lined and fitted interiors, including drawers, shelves, and a hanging rail.

## **BATHROOMS**

Walls and floors covered with large-format ceramic tiles in matching tones.  
Designer white sanitary ware, including a wall-hung toilet with a concealed cistern and dual flush system, bathroom vanity unit with an individual washbasin and mirror, and a flush-to-floor shower tray.  
Single-lever faucets for washbasins and showers.

## **KITCHEN**

Floors covered with large-format ceramic tiles.

Kitchen furniture with laminated wood-effect doors, porcelain stoneware countertop, undermount stainless steel sink, and single-lever faucet.

Kitchen appliances from BOSCH or similar, including an induction cooktop with an integrated extractor, oven, microwave, and dishwasher.

## **AIR-CONDITIONING AND DOMESTIC HOT WATER INSTALLATIONS**

Air conditioning with a heat pump (heating – cooling) and distribution through concealed ducts in the false ceiling.

Ventilation in humid areas in compliance with the CTE.

Centralized system for domestic hot water (DHW) generation via an arothermal storage unit.

## **ELECTRICITY, TELECOMMUNICATIONS, AND TV INSTALLATIONS**

Electrical installation for the dwelling with a high electrification level according to REBT, designed to meet the energy demands of a modern home, including a dedicated circuit for the air conditioning unit.

Switches and sockets from the LIVING NOW series by BTICINO.

Dwellings are delivered with installed lighting, including LED strips and recessed spotlights throughout the home.

Pre-installation of conduits for the power supply and charging of electric vehicles in garages, in compliance with ITC-BT 52.

## **TELECOMMUNICATIONS INSTALLATION**

Collective antenna and telephone points as per ICT regulations, conduit installation for fiber optic internet, and TV and data points in each bedroom and the living room.

Integrated Wi-Fi network in the coworking and spa areas.

## **PLUMBING AND SANITATION INSTALLATIONS**

Internal plumbing in dwellings consists of cross-linked polyethylene pipes, with drainage in PVC.

Individual and centralized water meters.

DHW production through an arothermal storage unit.



## **ELEVATORS**

The building has two state-of-the-art elevators without a machine room, with an A energy rating.

## **LEISURE AREAS**

On the ground floor, there is a spa and coworking space with access from the building's common areas.

The rooftop features a communal infinity pool with non-slip porcelain stoneware flooring.

## **PARKING**

The basement levels are designated for vehicle parking and storage rooms. These areas will be equipped with motion detectors for energy savings and an automatic remote-controlled door.

**This content is subject to modifications.**