



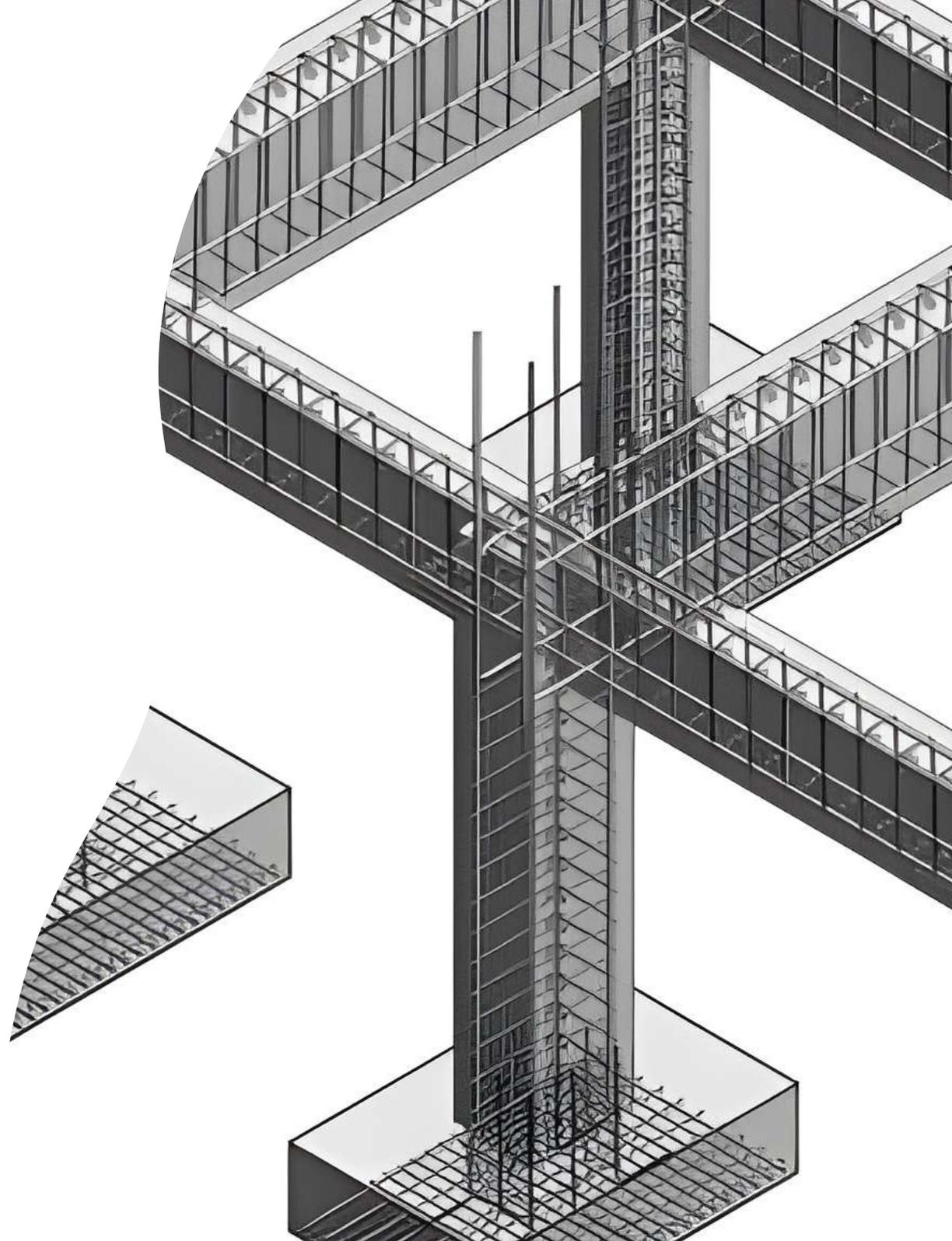
SEASTONE

HOMES

Building specifications

Foundations and structure

Reinforced concrete footings for supporting walls and columns. Concrete slab with steel mesh, executed on a waterproof membrane and gravel drainage layer. Reinforced concrete basement walls protected at the back with waterproofing membrane; protection and drainage membrane at the bottom. Reinforced concrete columns, beams and structural floors. Suspended floor on terraces with ventilation system.



Roofs

All roofs and terraces are waterproofed, and thermally and acoustically insulated. They feature a vapour barrier, waterproofing with a double asphalt membrane with reinforcement at joints with vertical faces. Non-trafficable roofs will have a gravel finish or, in some cases, there will be green roofs. Trafficable terraces will have non-slip porcelain stoneware paving.



Facades

Solid brick walls with ETICS cladding.

The house is clad inside with a self-supporting galvanised metal structure with rock wool thermal and acoustic insulation. Finished with double plasterboard panels, except in tiled areas and wardrobes, which have a single panel.

Partially clad façade with large **Uildecona flamed stone**, with galvanised steel anchors on the ground floor. The rest will be covered with fine rendering and painted in white or single coat.

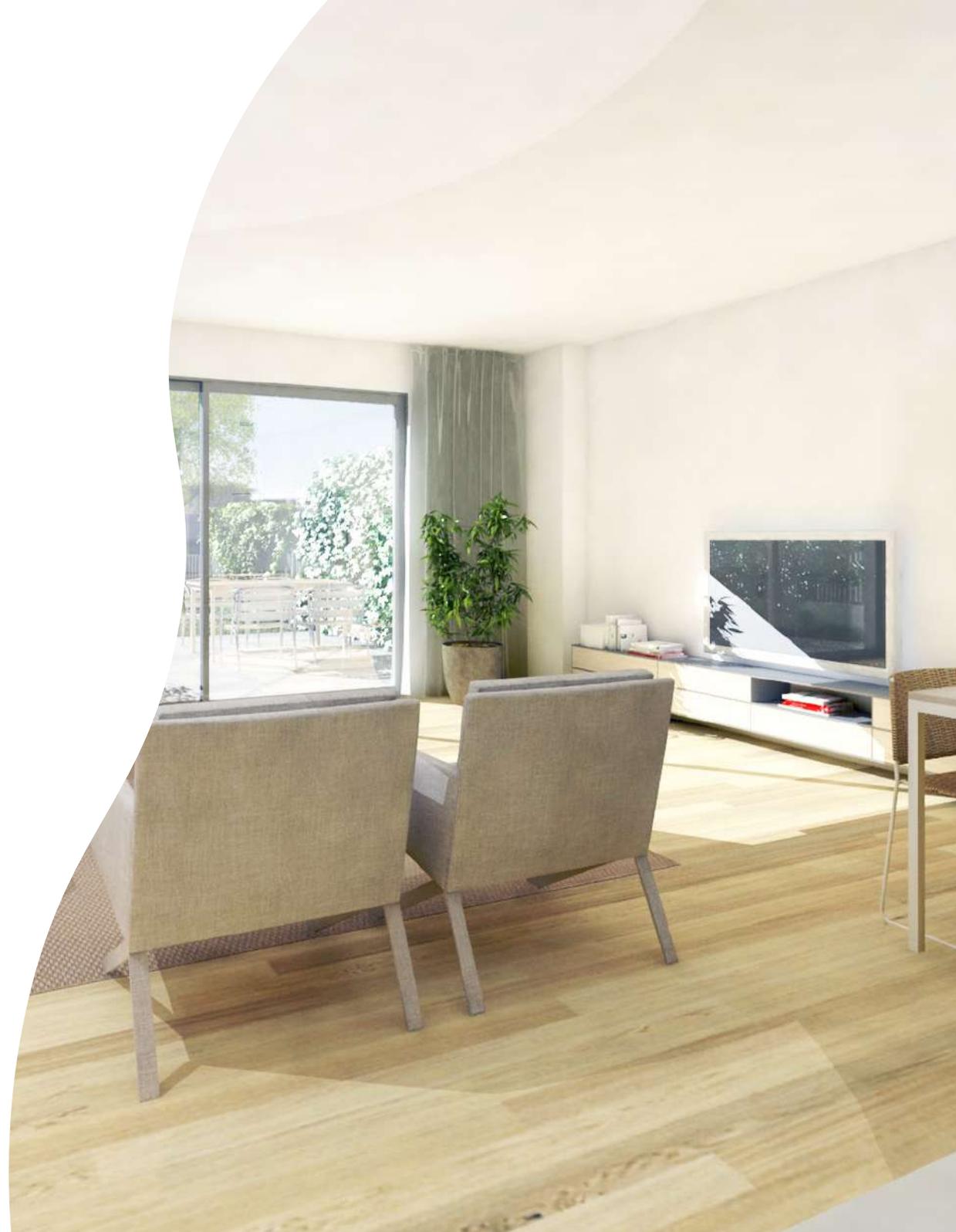


Interior layout

The partition walls that separate the spaces will be made of double layer plasterboard with thermal and sound insulation in the inner cavity. Wet areas will be finished with damp proof membranes. The ceilings in the kitchen, bathrooms and hallways will be made of plasterboard with a metal structure. The rest of the house will have plaster ceilings.

Bathroom ceilings that contain HVAC machines will be suspended.

The houses will be separated by a "gero acústico" ceramic brick wall, lined with rock wool insulation and plasterboard.



Stairs

The stairs leading to the first and second floors will be made of folded steel plate with iroko wood, stoneware or concrete treads. Baluster of lacquered steel with steel wires; stainless steel bannister.

The staircase connecting the basement and the ground floor will be made of reinforced concrete and the steps will be made of natural stone. Natural wood bannister.



Exterior community elements

Concrete enclosure walls, lined and adapted to the slope of the street.

Swimming pool of 12x5 meters on several levels and a maximum depth of 160 cm.

Landscaped and partially paved area.

Access gates to the community garden and access to private gardens made of lacquered iron.

Fencing between private gardens with a masonry wall with a height of up to 40 cm and anodised aluminium slats up to 1.80 m high.



Sitges

Community facilities

Installation of automatic timed irrigation with rainwater recovery in the community garden.

Audio-visual installations, in accordance with regulations, and video intercom.



Enclosure walls

The fence facing the street will consist of a low concrete wall and a fence made of galvanised and lacquered steel or aluminium profiles. The pedestrian access gate will be made of steel with the same characteristics as the fence. Vehicles will access the road through a motorised, electrically operated, sliding gate, made of galvanised and lacquered steel. The enclosure fence around the rest of the plot will be made of oven-lacquered metal profiles on a brick wall.



Parking

Continuous concrete pavement with quartz powder additives in common areas.

Continuous concrete pavement finished with resin paint in private spaces.
Plastered and painted walls. Individual motorised door with remote control.
General motorised side-hinged door with remote control

The garages have a pre-installation for electric vehicle recharging according to regulation BT 52 (Supplement to the Technical Instructions - ITC).



Exterior carpentry

The entrance door will be made of solid iroko wood or similar and the interior face will be lacquered in white. It will be armoured with forced entry resistant hinges. The solid closure area of the entrance hall will be lined with tongue and groove panels of iroko wood, so that the whole is perceived as a box lined with wood.

The exterior carpentry will be of PVC with stainless steel finish with Schüco or 'Cortizo' profiles with a thermal break (or similar), tilt and turn mechanisms in sliding elements and those that can be opened or lifted, as the case may be. The windows will be double glazed with low-emission insulating glass with an air chamber and safety glass in areas that pose a risk of breakage. Thermal PVC roll-up, self-locking blinds with a security system. They will be electrically operated on the first floor and manually operated in the rest of the house. On the first floor, there will be an armoured sliding door with a security lock.

The garage will have a Hörmann-type sectional door built with lacquered sheet metal panels, with interior insulation and a security system.



Interior carpentry

Interior doors and wardrobe fronts will be plain, of **white lacquered wood** with stainless steel handles and fittings. Plain white joint sealers of 7 cm.

Modular wardrobes with white lacquered hinged doors and smooth satin chrome-finished handles, lined with textured finish board with a shelf for luggage and hanger rod.



Flooring

The basement will have a trowelled and polished concrete floor in the walking area and the rest will be porcelain stoneware. The first floor will have porcelain stoneware flooring. On the second floor, with the exception of the bathrooms, which will have porcelain stoneware flooring, natural **wooden floorboards** with an AC5 laminate structure or similar will be laid.

The ground and second floor terraces will be paved with non-slip, imitation stone porcelain stoneware tiles. The porcelain stoneware floor tiles will be made by **Porcelanosa** or Argenta. The tiles will be large, though their size is yet to be defined. The garden will have either stoneware or concrete paving, and grass. The landscaped area and garage ramp will have discontinuous pavements of cobblestone-type concrete or separate tiles.



Sitges



Coatings and ceilings

Smooth plastic paint on walls and ceilings. In the first and ground floor bathrooms, the walls will be covered with **Porcelanosa** or Argenta porcelain stoneware tiles.

The basement bathroom and kitchen area, as well as the boiler room, will have tiled walls. The walls and ceiling in the garage, water treatment room and storage room will be painted with plastic paint on structural work.

Porch ceilings will have a smooth acrylic coating.



Plumbing

Hot and cold water installation with multilayer polyethylene pipes and PVC drains. Domestic hot water will be produced by a **Panasonic** or similar arothermal heat pump with a storage tank, supported by solar panels on the roof (optional). Flow and return circuit for hot and cold water plumbing with a fan coil on the ground floor and first floor. If necessary, there will be a pressure pump with a tank in the machine room.



Sitges

Electrical wiring

The electrical wiring will have at least eight circuits under armoured flexible PVC pipes. **Niessen** electric mechanisms or similar.

Interior lighting with recessed LED spotlights in kitchens and bathrooms.
Exterior lighting with LED wall sconces.

The living room and roof terraces will be provided with a watertight electrical outlet and wall lights on the façade.



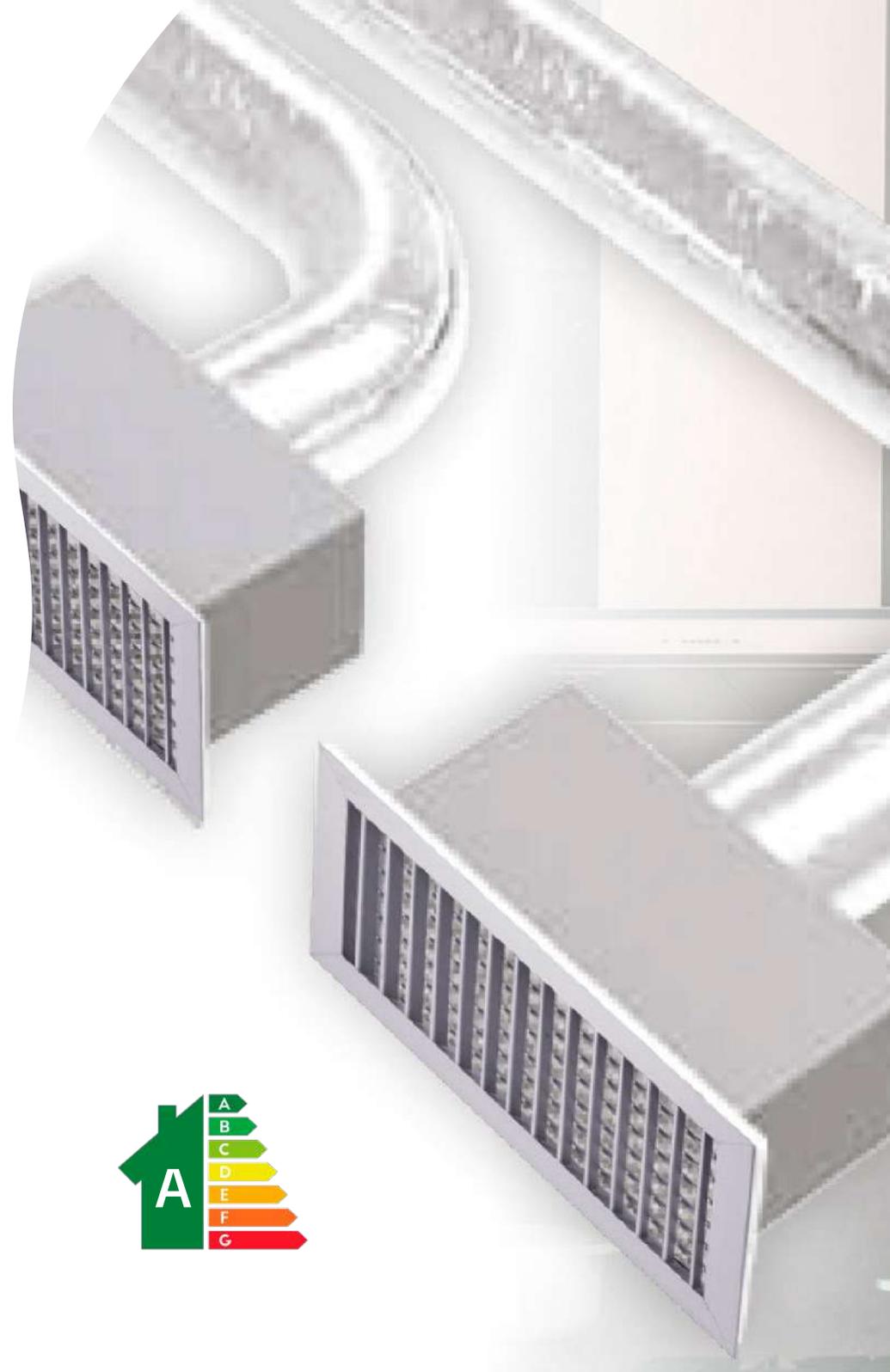
HVAC system and hot water

All homes will be equipped with an aérothermal system to produce domestic hot water and heating.

The heating will be controlled by a programmable thermostat located in each room.

The hot and cold air conditioning will be distributed through ducts with supply and return grilles in the living-dining room, kitchen and bedrooms. The temperature will be controlled by a thermostat located in the main room.

Installation of ducted hot and cold air conditioning by means of a heat pump with outlets in the living room, kitchen, bedrooms, ground floor and second floor with equipment by **Panasonic** or similar. The top floor will have a split system connected to the heat pump.



Bathrooms

White bathroom fixtures made by Roca or similar.

Master bathroom with a suspended bathroom vanity unit. The other bathrooms will have a suspended washbasin.

160 cm x 70 cm acrylic bathtub made by Roca or similar, flush resin showers.

Branded single lever water taps

Hansgrohe or similar.

Thermostatic mixer in showers and bathtubs.



Kitchen

The property will be delivered fully equipped with high and low large-capacity cupboards; the countertop will be made of granite, porcelain or **Silestone** type artificial stone.

Appliances with a stainless steel finish, decorative extractor hood, induction vitroceramic hob, oven and microwave column, built-in sink by Roca or similar, and chrome water taps by Hansgrohe or similar.



Marketing

SWAN

property services

936 337 698

Email: sitges@seastone.es

By appointment only

Legal warning: Project at pre-marketing stage to identify potential buyers. The developer will adjust its actions and contracts to the provisions of Act 38/1999, and other regulations that supplement and/or replace it. In accordance with this, at the time of the signature of the purchase and sale contract, the Company will deliver the legally required guarantees.

Document drawn up from the basic project of the building. It may undergo modifications due to technical requirements, always in accordance with the final design.

The location of bathroom fixtures and kitchen furniture may be modified for technical reasons. The rest of the furniture and decoration/vegetation elements are not included. The suggested decoration, if included, may not correspond to the pictures.

Ask at the point of sale.

All the information referred to in RD 515/89 of 21 April is available at our offices.