

HINOJO COMMUNITY

BLOCK 1 - 25 APARTMENTS

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with spread footings and waffle slabs.

ENVELOPE

- Clay brick walls (12 cm exterior) with air chamber and XPS expanded polystyrene insulation (8 cm) and ceramic brick (9 cm interior).

ROOF

- Flat roof, not suitable for use, with XPS extruded polystyrene insulation (8 cm) on rooftop.
- Solarium in penthouses and open terraces with anti-slip ceramic flooring.

FAÇADE

- White single mortar coat with scraped finish.

INTERNAL WALLS

- Brick with plaster finish.

BATHROOM FINISHES

- Top-of-the-range ceramic tiles, as indicated in interior design.

INTERNAL AND EXTERNAL FLOORING

- **Internal**, Top-of-the-range ceramic flooring, with polymer skirting board with concrete flush.
- **External**, Top-of-the-range anti-slip ceramic flooring from the same range as internal floor tiles.

INTERNAL AND EXTERNAL LIGHTING

- **Internal**, LED lighting, halogen ceiling lights, white switch covers throughout, plugs compliant with regulations.
- **External**, façade fixtures and garden lighting as indicated in exterior design (where appropriate).

EXTERNAL CARPENTRY

- European mark aluminum, with thermal break, floor recessed in living room.
- Motorized blinds integrated in carpentry in bedrooms.

INTERNAL CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units, equipped with induction cooktop and extractor hood, energy efficiency class A++.
 - Single bowl sink in stainless steel under worktop, vertical single lever tap and two-position shower.
 - Silestone quartz worktop or similar.
- **Internal doors:**
 - Wooden doors with lacquered finish in white with steel handles in chrome finish.
- **Wardrobes:**
 - Wardrobe with sliding or swing doors in wood with lacquered finish in white.
 - Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
 - Designer complete bathroom vanity unit with mirror and built-in lighting.
- **Entrance door:**
 - Wood with security lock.

GLASS

- Double glazing with air chamber according to Technical Building Code.
- Community main entrance door in aluminum and glass.
- Sliding door and fixed glass screen in ensuite bathroom.
- Fixed glass screen in shower of guest bathroom.

BATHROOM FITTINGS AND FAUCETS

- ROCA sanitary ware.
- White wall-mounted WC from ROCA range.
- Designer countertop basin.
- Floor-level shower in the same material as internal flooring. Thermostatic taps in chrome finish.
- Basin: single lever tap in chrome finish, with aerator for water efficiency.

PAINTWORK

- Smooth finish in white.
- Designer decorative wallpaper above headboards in secondary bedrooms.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric underfloor heating in bathrooms.
- Electric heater with Aerotermia Nuos Ariston for DHW (110 litres).
- Air renewal and extraction system.

EXTERIOR

- **Garden:** Standard landscaping finish with watering system and lighting (in common areas).
- **Fence:** Green plastic wire mesh for fenced perimeter.
- **Community pool:** 195 m² approximately, ceramic tile finish with sunbathing area. Blue LED lighting.

SPECIAL INSTALLATIONS

- Osmosis water filter system in kitchen.
- Video interphone.
- Basic Smart Home Technology.
 - Control of outdoor lighting (3 lights) to create presence simulation scenes.
 - Outdoor lights timer programming.
 - On/Off lighting throughout: Enable/Disable lighting.
 - Fixed control screen in black and white for individualized control of:
 - 1) Outdoor lighting.
 - 2) Enable/Disable lighting.
 - 3) Water cut.
 - Flood (3 zones) and fire alarms.
- Pergola structure on solariums of apartments 12, 13 and 19 (without awning).
- Portable barbecue and pre-installation for sink in penthouses.