

# Fermín Izquierdo – development of 9 homes with storage rooms, garage and swimming pool

7, Fermín Izquierdo street, Tetuán District, Madrid

## Quality report

### Exterior enclosures

Main façade in thermo clay with off-white mass plaster coating.

Rear facade in thermo clay with off-white mass plaster coating.

On both facades, a laminated plaster backing with mineral wool thermal insulation will be installed inside.

The entrance doors (access door to the "porch" and garage door) will be made of micro-perforated corrugated or corrugated sheet metal in an aluminum color to be defined on metal frames.

The party walls will be finished with off-white mass plaster cladding.

The separation between the access ramp to the garage and the building's common areas will consist of a lattice of micro-perforated corrugated or corrugated sheet metal in an aluminum color to be defined on metal frames.

### Deck

The roof will be sloping, with metal trays, made of zinc or similar, in a textured anthracite gray color.

The exterior aerothermal units will be located on the ridge, and the floor will have the same finish as the penthouse terraces.

### Exterior carpentry

Hinged, thermally broken aluminum exterior carpentry with inward opening, swing or tilt-and-turn. Lacquered in a textured anthracite gray.

Double glazing with air chamber and laminated glass.

Cortizo , Reynaers or similar brand .

The drip edges will be made of 4mm thick aluminum sheet metal, the same color as the woodwork.

### Interior divisions

Partitions between homes and interior partition walls made of self-supporting laminated plasterboard with acoustic insulation.

Divisions between homes and common areas reinforced with self-supporting laminated plasterboard cladding with acoustic insulation.-

Complying with acoustic conditions according to CTE DB-HR.

### Interior carpentry

Solid 4cm-thick wooden swing doors, lacquered in off-white with a smooth design. With steel or matte chrome hardware.

Straight-edged door perimeter frame, 7 cm wide and 12 mm thick, lacquered in white.

Water-repellent wooden skirting board lacquered in off-white, 10 cm high, with a straight edge and a smooth design.

Floor-to-ceiling wardrobes with lacquered wood hinged doors, a smooth design, and floor-to-ceiling finger-grip. Wardrobe interiors in plastic laminate.

Bathroom screens made of tempered safety glass with sliding or hinged doors.

Kitchen cabinet and cupboard fronts in laminated Touch laminate or lacquered in matte green or other colors.

### Pavements

Interior of homes in continuous tiles of fine-grained terrazzo or similar.

The basement community room will be made of the same material.

The interior of the porch will also be made of fine-grain terrazzo tiles or similar, with an exterior finish .

The steps of the porch staircase will be made of the same material as the porch floor.

The entrance will be tiled with fine-grain terrazzo or similar, with an exterior finish, the same as the staircase. The same finish will be used for the attic terraces and rear balconies.

The pool area (curb) will be covered with light-colored limestone and a honed or similar finish.

The rest of the communal patio area will be grass.

### Walls

Interior of homes in smooth, washable white plastic paint.

Tiled bathrooms in wet areas with mirrors and smooth, washable white plastic paint on the remaining walls.

On the walls of the porch: off-white mass plaster.

The developer (HOUSING DEVELOPMENTS ONE, S.L., registered office at Calle Miguel Ángel 4, 28010 Madrid, Tax ID B75598375) reserves the right to modify the layout, specifications, features, and plans for technical or legal reasons, or at the discretion of the project management team. The execution project for the building has been prepared by Mr. Juan Ramón López Cabrera (Architect No. 19.229, COAM), Ms. Pilar Bolaños Almeida (Architect No. 22.058, COAM), and Mr. Carlos Brage Tuñón (Architect No. 17.357, COAM). Complete information regarding the construction, development, and sale is available to the public at the developer's headquarters, in accordance with applicable national and regional regulations, specifically Law 2/1999, of March 17, on Building Quality Measures of the Community of Madrid.

The stair railings will be made of 10mm diameter round steel and the handrails will be made of 30mm round steel tube.

## Roofs

Continuous false ceiling made of laminated plasterboard throughout the interior, finished with smooth plastic paint.

## Plumbing and sanitation

Unitary sanitation installation with small interior drainage network and PVC downpipes.

Plumbing installation with interior network in multi-layer conduit.

Water point on the penthouse terraces and on the ground floor terrace.

## Air conditioning and hot water

hygro-regulating extraction outlets .

Individual air conditioning with aerothermal heating and cooling via underfloor heating, with a programmable thermostat and ridge units.

Community aerothermal ACS with machines on the roof and storage in the basement, with a return circuit.

## Electricity and telecommunications

Installation according to REBT.

Electrical mechanisms inside homes of the Jung LS 990 or similar type.

Terrestrial TV and FM signal reception in the building, with TV/FM connection points in all rooms and bedrooms. Indoor telecommunications installation in compliance with regulations.

Outdoor power outlet and light points in the communal patio and on the ground floor terrace.

## Pool

Gresite Piscinas brand mosaic pool, emerald green mist model or similar, gloss finish and dimensions 2.5x2.5cm or similar.

## Equipment

Furnished kitchen with appliances including an induction cooktop, extractor hood, microwave, washer-dryer, dishwasher, and refrigerator integrated into the unit. Countertops made of synthetic stone, porcelain, or similar.

Bathrooms with Roca or similar sanitary fixtures. Vanity unit with sink and single-lever faucet. Shower trays with single-lever thermostatic faucets.

(\*) Note: The Spanish version of this document prevails over the English version.

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