

BUILDING QUALITIES

This new Project in **Santa Pola** is called **Santander** and it is located in between Street Pintor Sorolla and street Santander an area perfectly connected to every service you could need and easy distance to the airport.

This private development features 32 large units, with terraces. You can choose between 3 bedrooms, 2 bathrooms or 2 bedrooms, 2 bathrooms.

GROUNDING WORKS

The foundations are built using a system of reinforced concrete footings and bracing slab or footings with tie beams in reinforced concrete. Foundations certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

Structure composed of columns and waffle slabs or solid slabs of reinforced concrete. Structure certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

FACADE

At EDIFICIO SANTANDER, the facades have been designed with a single-layer system, featuring large windows and terraces to prioritize natural light.- Party walls and selected facade sections are cladded with porcelain tiles or composite material.

Balcony railings in a dark color (to be determined).Ground floors cladded with tiles in grey tones.

BRICKWORK AND INSULATION

Interior partitions consist of laminated plasterboard with rock wool insulation. Walls between properties also include perforated brickwork.

Waterproof plasterboard in wet areas.

Throughout the interior of the property there is a continuous smooth suspended ceiling formed with laminated plasterboard on galvanized steel profiles.

INTERIOR WALL PAINTWORK

Walls and ceilings are finished with smooth acrylic paint on laminated plasterboard in off white.

TILING OF EXTERIOR AND INTERIOR FLOORS AND WALLS

Porcelain flooring by the Baldocer brand throughout the entire home.

Bathrooms tiled with ceramic wall tiles up to the ceiling.

Non-slip porcelain flooring for outdoor areas.

EXTERIOR CARPENTRY AND GLAZING

Balcony doors in living room with large sliding doors. Sliding windows in the other bedrooms. The balcony windows feature double glazing with safety-glass with air cavity, providing both safety under impact and thermal and acoustic insulation. The other windows feature double glazing with air cavity, providing thermal and acoustic insulation. Storage room doors or exits to the exterior feature metallic doors. Aluminum doors for cabinets on terraces or patios in models where included.

INTERIOR CARPENTRY

Built-in wardrobe in the master bedroom in white, featuring sliding doors, one chest of drawers, top shelves, and hanging rails. Entrance hall wardrobes in specific unit types with swing doors. Interior doors: Solid swing doors finished in melamine. Main entrance door: Security door with a high-security lock.

PLUMBING

Domestic Hot Water (DHW) provided via Aerothermal system.

Bathrooms and toilets include vanity units with porcelain countertops. Resin shower trays.

Wall-hung toilets with Imex built-in cisterns.

Single-lever faucets in washbasins and showers.

Interior installation using approved plastic piping. Forced extraction ventilation throughout the home, including kitchen and bathrooms, according to the Technical Building Code. Each unit includes an internal shut-off valve.

ELECTRICITY:

White mechanisms. TV sockets in the living room, bedrooms, solarium, and exterior (depending on the model).

Automatic intercom system.

Broadband telecommunications access points via fiber optics in the living room and bedrooms.

Master light switch at the entrance.

Motion detector lighting in hallways and communal areas for efficient energy consumption.

CLIMATE CONTROL

Pre-installation for air conditioning, including all necessary piping for the future installation of the unit in the bathroom ceiling.

Linear design grilles in the living room.

KITCHEN

Fully fitted kitchen with upper and lower cabinets in a White and Wood finish.

Soft-close drawers, extractor hood, polished stainless steel sink, and induction hob.

Integrated dishwasher space (paneled).

LED lighting under the upper cabinets.

White quartz countertop with a matte white tiled backsplash.

BALCONIES

Power outlets and electrical installation for light fixtures.

Non-slip flooring.

Laundry area with an outdoor cabinet on balconies or patios.

AIR CONDITIONING SYSTEM

Air conditioning (hot/cold) pre installed with all air ducts all around the apartments in the suspended ceiling. The outdoor air-conditioning unit is prepared to be located on top of the lift and the indoor unit is prepared to be inside the suspended bathroom ceiling. Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance. Underfloor heating in the bathrooms with thermostat.

KITCHEN

Fully-fitted Kitchen of Italian-line design with lower and upper units to ceiling using clean straight lines, drawers and doors with self-closing system. Quartz worktop (Silestone, Compact or similar brand) with worktop sink and draining board. Extractor incorporated into upper unit, space for dishwasher and fridge, column for conventional oven and microwave. (appliances not included: these are optional), lacquered finish in white with combinations of wood, LED lighting integrated below upper units improving the lighting in the cooking and food preparation areas. Induction hob is included. Each kitchen has a large american bar with space for stools to be used for breakfast or informal lunch.

UTILITY AREAS IN TERRACES AND PATIOS

With electric point, water heater and pre-installation for washing machine and dryer.

SOLARIUMS:

Divided in different areas, storage room with pre installation for toilet, electrical plugs, direct Access from the lift. Anti slippery ceramic tiles.

TELEVISION AND INTERNET

Antenna installed at the top of the lift telephone and fiber internet lines installed in each property.

GARAGE

All units have lift access and wheelchair friendly. The parking spaces and storage rooms will be under request and depending on the state of the development.

LEGAL NOTICE

At the discretion of the technical team, the aforementioned materials and installations may be substituted by others of similar or superior quality in compliance with Law 38/99 of November 5 on Building Management (LOE).

Any error or discrepancy arising from this translation shall be clarified and governed by the original version of the Quality Specifications in Spanish.