

1 QUALITYS AND FINISHES



the
edge
by Kronos Homes

Structure and foundations

The horizontal elements are forged from reinforced concrete slab, being white concrete seen terraced area. The vertical ones are reinforced concrete screens and metallic pillars.

The foundation will be reinforced concrete according to the requirements of CTE and geotechnical study.

Covered

The covers will be flat and passable, of inverted type, with the proper slopes. The private and uses areas will be finished with Iroko wooden floor in terraces and solarium.

The top floor apartments will have a finished solarium with Iroko wooden floor with private pool.

Facades

The cladding of the front and rear facades of the buildings will be sliding glass with Climalit double glazing with thermo-acoustic treatment and solar control, high-tech brand Technal.

The bedrooms will have integrated into the carpentries a blind with foscurit for darkening.

The facade of the ceilings and the roofs of the terraces will be of first quality materials with aesthetic treatment of set.

The edges of forging on the terraces will have last generation technological facing, Krion type, and curved laminated glass burs.

Sliding canopy on terraces of upper floors with composite membranes fixed to bearing structure.

Partitioning

The separation between dwellings is solved by a solid brick factory, paraded on both sides of dry plasterboard partition, Pladur type, with auxiliary structure with insulation and double gypsum board.

The interior partitioning is solved in its entirety with dry plasterboard, Pladur type, with auxiliary structure with insulation and double plasterboard.

Special attention will be given to the acoustic performance of the various partitions.

Interior Coverings

The entrance halls in ground floor will be covered with natural stone of travertine marble. The stairs and ground areas of the floor will be covered with top quality plastic with Veloglas and smooth finish.

The houses will be painted with top quality plastic paint with a smooth finish, except bathrooms.

QUALITY AND FINISHES

2



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There will be a false plasterboard ceiling, Pladur type, in the whole house, with perimeter molding (profile of shadow and curtain rods in facade).

Bathrooms

Vertical linings to be chosen by the client among the following materials:

- Dolomite marble and wood panels. Dolomite marble floor.
- Coatings combining XLight AgeCly Nature with New Port Old White Venis Porcelanosa.
- Marquina and Dolomite marble coatings. Dolomite marble floor.

General pavement of housing

The flooring of the living room, bedrooms and distributors will be made on first quality floors to be chosen by the client among the following materials:

- Porcelanosa porcelain stoneware XLight AgeCly Nature Premium.
- Iroko natural wood floor with protection treatment.
- Dolomite marble.

In kitchens, floors of first qualities to be chosen by the client between the following materials:

- Porcelanosa porcelain stoneware XLight Premium.

- Iroko natural wood floor with protection treatment.
- Dolomite marble.

Under all floors will be provided an anti-impact sheet for better sound insulation.

Interior carpentry

Armour-plated access doors of first quality, with wood finishing, smooth lacquered.

Interior doors from floor to ceiling, or sliding, of first quality, with hidden fence and smooth lacquered finish or natural wood.

Closets: wood fronts with smooth lacquered finish with decorative grooves or natural wood, with 30 mm thick floor-to-ceiling doors. Dressing rooms complete with all the accessories. LED motion sensor illumination. Completely equipped, drawers, hanging, bars, cobblers, shelves and pants.

Locksmith

The railings of stairs and common areas will be in glass.

The perimeter fencing of the urbanization will consist of a low wall and permeable metal enclosure with vegetal wall inside. In the coastal front and the border next to the Enmedio stream, the enclosure of the property will be of concrete wall and upper band of glass panels of security to maintain the views.

QUALITY AND FINISHES

3



the
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Kitchens

Our kitchens will be fully equipped with leading brand in the market, with the possibility of customization by the client, with Silestone or Corian countertop, panelling in steel and/or lacquered furniture.

Gaggenou appliances: composed of electric oven, microwave, vitro ceramic and induction hobs, extractor hood, refrigerator and freezer of two doors, dishwasher, washer and dryer. .

Heated wine cellar in penthouses and villas.
Possibility of Gas to dwellings.

Toilets and fittings

The toilets will be Laufen brand, with toilet and bidet suspended, with double discharge. Each dwelling will consist of, at least, one Kaldewei bath in one of the bathrooms. In the rest will be placed a shower finished in the same material as the flooring with anti-slip treatment and glass partition.

Decorative washbasins on furniture, being in the main bathrooms Ilbagnoalessi one of the house Laufen.

Dorn Bracht single-handle faucet, being thermostatic in bathtubs and showers.

Electricity System

First quality mechanisms of Jung A Creation.

Indirect Illumination with LEDs in the perimeter or in walls, linked to the domotic control system.

Domotics will include: control of blinds and awnings, on and off scenarios, climate control, technical alarms. Scalable system with possibility of customization.

Automatic door entry.

Digital television system via satellite connection.

RTV shots in living room, bedrooms, kitchens and terraces.

TB+ISDN telephone service (Integrated Services Digital Network).

Cable broadband FTAA service.

Air-conditioning systems

Air-conditioning system by Aerotermia, with underfloor heating and zoned air conditioning system with heat pump and ducts, with high end brand.

Dual flow ventilation system with energy recovery.

Security

Individual alarm system installed in each house and connected to the Alarm center and the access control point to the whole building. Sensors to detect any type of intrusion in the interior of the house are provided, covering all possible access to it.

QUALITY AND FINISHES

4



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The urbanization will have security perimeter fencing CCTV and 24h access control for both, people and vehicles.

Monitoring system for access control to the different sectors of the building, lobbies, garages, elevators, with personalized master keys.

Specific fire project with detection, control and extinction systems, with fire-resistant doors for the different zones.

Elevator

Capacity for six people with doors adapted for disabled, Otis, Thyssen or Kone brand. Access from the garage. Automatic doors made of stainless steel. Cabin decorated with top quality materials and travertine marble floors. Automatic telephone connection with central security of elevators. Access security system incorporated.

Garages

Floor of garages with treatment of resins. The parking spaces will be signed by painting of different colours.

Access system through remote control.

Lighting system with high efficiency LED luminaires.

Each house has a storage room located in the garage plant.

Spa

The building is equipped with a relax zone composed by heated pool, sauna, Turkish bath, hydro massage and relaxation pool, dressing room and toilet, located in the access to the urbanization.

With a gym equipped with sports equipment.

Urbanización exterior

Main access to the urbanization by single entrance with 24h control of accesses. Direct pedestrian access to the promenade and the guarded beach. Service Access.

Mediterranean type garden in the whole urbanization, with vegetable species of low water consumption and automatic irrigation.

Outdoor lighting network in all circulation streets through low light pollution luminaires.

Swimming pool, infinity type, with waterfall with integrated beds, surrounded by the solarium zone finished in wooden platform of Iroko.

Access ramps for disabled and accessibility compliance regulations.

Paddle tennis court.

Entrance and common areas

Decoration with natural stone of first quality in walls and pavements.

Illumination with low consumption lights.

Centralized system of automatic video door entry.

High security glass entrance door.

Lighting of lights of portal and stairs using motion detectors.