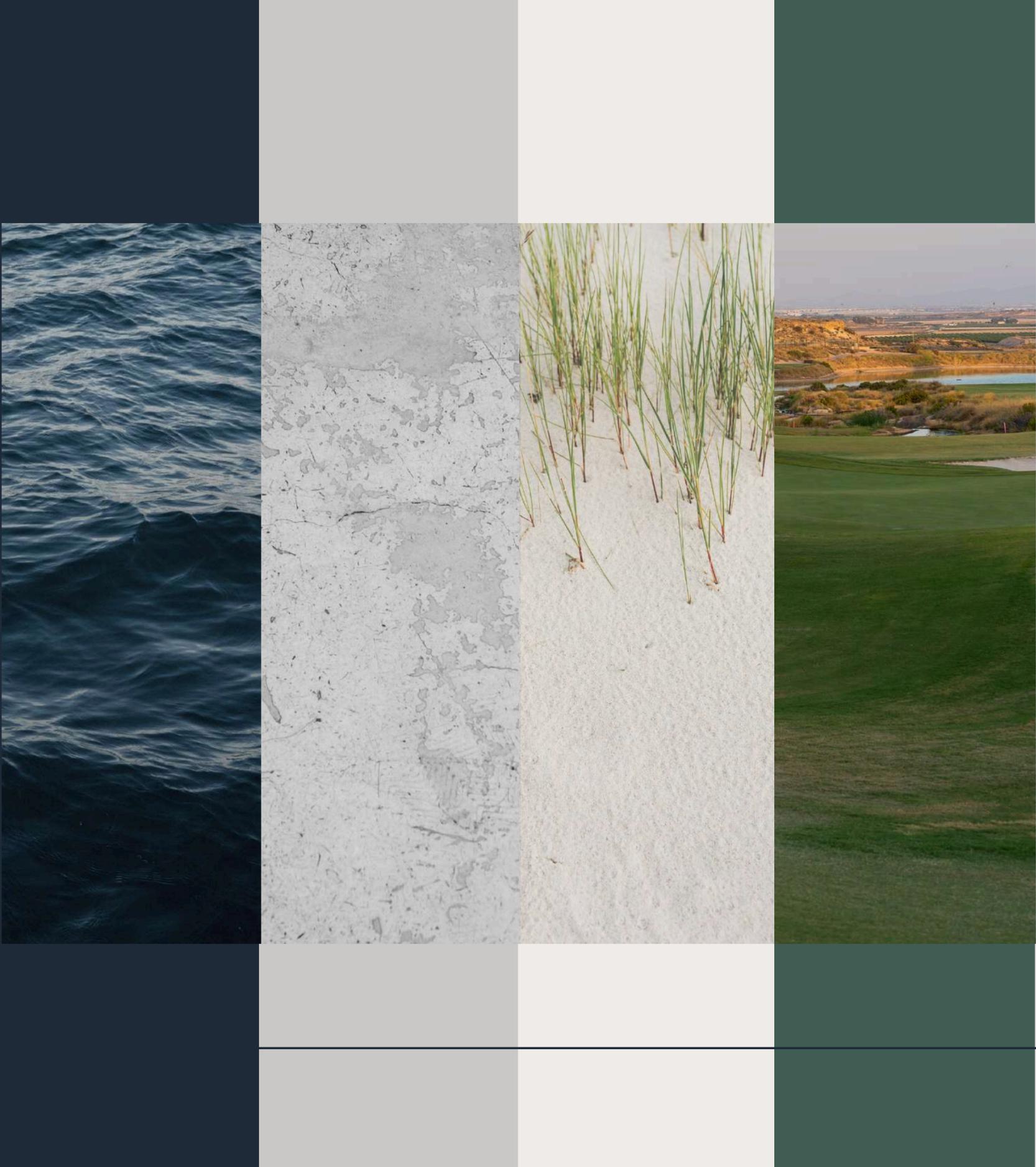


SOMIUM  
**EL VALLE**  
RESIDENCES



QUALITY  
SPECIFICATIONS

SIX NATURE  
VILLAS



## FOUNDATIONS AND STRUCTURE

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- Reinforced concrete structure with isolated footings and waffle slab floors.

## EXTERNAL WALL CONSTRUCTION

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- External walls comprising lightweight ceramic block masonry (14 cm external layer), rigid expanded polystyrene insulation panels (40 mm), and internal lining with double plasterboard panels incorporating 65 mm mineral wool insulation.

## ROOFING

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- Solarium areas on penthouses and ground-floor terraces finished with first-quality, non-slip porcelain tiles.

## FAÇADE

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- Scraped single-coat render with water-repellent finish, in accordance with architectural design.

## INTERNAL PARTITIONS

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- Metal stud partition system with double plasterboard panels on both sides, incorporating mineral wool insulation for acoustic performance.

## BATHROOM WALL FINISHES

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- First-quality ceramic wall tiling, in accordance with interior design specifications.

## INTERNAL AND EXTERNAL FLOORING

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- **Internal flooring:** First-quality porcelain tiles with flush skirting boards, as per interior design.
- **External flooring:** First-quality non-slip porcelain tiles, matching the internal flooring range.

## LIGHTING AND ELECTRICAL FITTINGS

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- LED interior lighting with recessed ceiling downlights throughout the property.
- White electrical fittings and sockets installed in compliance with current regulations.

## EXTERNAL JOINERY

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- Extruded aluminium window and door frames with thermal break, recessed into the living room flooring where applicable.

## INTERNAL JOINERY AND FITTINGS

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### Kitchen

- Fully fitted kitchen with wall and base units in plywood panels, push-opening system, and island unit, as per interior design.
- High-quality worktop and integrated sink with polished edges.

### Wardrobes

- Hinged or sliding wardrobe doors in plywood panels.
- Textured internal finish with shelving and hanging rail, fully adapted to dimensions.

### Bathroom Furniture

- Wall-hung vanity units with integrated washbasins.

### Entrance Door:

- Armoured timber entrance door, fully compliant with regulations and flush with corridor walls.

## GLAZING

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- Double-glazed windows with air cavity and solar control glass, in accordance with the Spanish Building Regulations (CTE).
- Fixed or sliding glass shower screens, as per design.
- Safety toughened glass balustrades.

## SANITARY WARE AND TAPS

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- Wall-hung WC in white with lacquered seat and cover.
- Countertop washbasins integrated into vanity units, as per interior design.
- Chrome-finished single-lever mixer taps to washbasins and showers.

## PAINT FINISHES

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- Smooth matte paint finish to walls and ceilings.

## HEATING, COOLING AND VENTILATION

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- Direct expansion air conditioning system.
- Electric domestic hot water system supported by aérothermal technology.
- Mechanical ventilation system with heat recovery and continuous air renewal.





## EXTERNAL AREAS

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- **Communal gardens** landscaped in accordance with a dedicated landscape design, including irrigation and lighting systems.
- **Communal swimming pool** finished with first-quality porcelain tiling and LED lighting.

## SPECIAL INSTALLATIONS

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- Secure video entry phone system.
- Automatic fire detection system and flood detection sensors.
- Pre-installation for blinds
- Private swimming pool
- 2 parking areas (1 covered | 1 open)
- Storage room

## Appliances include:

- Integrated oven, microwave, fridge and dishwasher.
- Induction hob with integrated extractor.
- Front-loading washer-dryer.

## OPTIONAL (EXTRAS)

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- Zoned climate control system (Airzone).
- Decorative wallpaper to bedroom headboards.
- Motorised internal blinds.

Houses will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected.