

Müller 21 – development of 8 homes with storage rooms, bicycle parking and swimming pool

Müller street, 21, Tetuán District, Madrid

Quality report

Exterior enclosures

Main façade with brickwork enclosure and prefabricated faux terrazzo. Balastón M-67 model in terracotta color, shot-blasted finish, dimensions: 250x150x3, Mosaicos Solana brand, or similar.

Rear facade in brick with off-white single-layer mortar coating.

On both facades, the interior will be covered with laminated plaster cladding, forming an air chamber with mineral wool thermal insulation.

The entrance doors (access door to the "soportal" and access door to the right-of-way) are made of steel rounds and black oxiron-finished plates, 10 mm in diameter and 50 x 10 mm plates.

The party walls will be plastered and painted with off-white exterior paint.

The separation between the right-of-way and the building's common areas will consist of a ceramic lattice of square mosaics from the Todotejado brand, terracotta in color with a water-repellent finish and dimensions of 20x20x7cm or similar.

Deck

The roof will be sloped, with black metal trays and an Oxiron finish.

The exterior aerothermal units (10 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. Black lacquered.

Double glazing with air chamber and laminated glass.

Cortizo brand or similar.

The drip edges will be made of galvanized steel sheet, black, 4mm thick, with an oxiron finish.

Interior divisions

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

Partitions 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.

Off-white lacquered wooden skirting board, 10cm high, straight edge, 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 matte white lacquer.

Possibility of making kitchen furniture with oak veneer or similar.

Pavements

Home interiors made of porcelain stoneware, Baldocer brand, Arkety Sand model, cream-colored, with a normal finish and dimensions of 60cm x 60cm or similar.

The ground floor community room will be made of the same material.

The interior of the porch will be rectangular terracotta-colored fired clay tiles from the Cerámicas Catalino brand, with a water-repellent finish and dimensions of 25cm x 12cm or similar.

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

The entrance will be tiled with large, limestone-effect porcelain stoneware or similar, as will the staircase. The terraces will use the same finish.

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 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.

White tiled bathrooms in wet areas with a mirror and smooth, washable white plastic paint on the remaining walls.

On the walls of the porch: off-white single-layer mortar.

The stair railings will be made of round steel and black plate, with a 10mm diameter oxiron finish and 50x10mm plate.

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.

Air conditioning and hot water

Individual ventilation per dwelling with hygro-adjustable extraction outlets

Individual air conditioning by aerothermal energy with machines on the ridge.

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.

Pool

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

Equipment

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

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

Salgar brand Noja model washbasin cabinet in Caledonian oak or gloss white, or similar, with countertop with integrated Iberia model washbasin or similar.

Ramón Soler Odisea brand faucets in bathrooms and Ática shower sets, or similar.

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

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.