

# ANDARA

## CAP CANA

### FINISHES REPORT

#### 1. STRUCTURE

Structure according to project specifications and regulations, made of reinforced concrete with EPS reticular slabs and reinforced concrete columns. Terraces made of reinforced concrete slab.

Access walkways structure according to project specifications and regulations, with steel columns and beams and a reinforced concrete slab.

#### 2. WALLS

Exterior walls are made of grooved, textured, or plastered block depending on the facade. Total thickness: 25 cm.

Partition walls between apartments are made of blocks with smooth interior plaster finish. Total thickness: 25 cm.

Interior partitions within apartments are made of blocks with smooth interior plaster finish. Total thickness: 20 cm.

#### 3. FLOORING AND INTERIOR FINISHES

Interior flooring in 80x80 cm porcelain tiles.

Non-slip Class 2 porcelain tiles in bathrooms (80x80 cm format).

Showers with non-slip Class 3 porcelain tiles (60x120 cm format).

Baseboards matching the floor porcelain tile.

Access walkways to apartments with polished and waterproof concrete.

Built-in kitchen with MDF cabinetry finished in white oak laminate and an artificial stone countertop in white.

#### **4. CEILINGS**

Plasterboard ceilings throughout the apartment, finished with white acrylic paint.

Curtain recess in the living area and master bedroom.

Recessed cover with linear LED lighting installation in living areas.

Water-resistant plasterboard ceilings in bathrooms, finished with white acrylic paint.

Fiberglass panel ceilings in terraces and access walkways.

#### **5. ROOFTOPS AND ROOFS**

Slope formation with concrete.

Waterproofing with asphalt membrane.

Parapet with block wall in non-walkable roofs.

Non-slip Class 3 porcelain tile flooring (60x120 cm format) in solarium areas (Golf apartments and penthouses).

#### **6. PLUMBING AND SANITARY INSTALLATION**

Centralized production of Domestic Hot Water (DHW) using an aérothermal heat pump.

Cold and hot water supply using hydraulic PPR pipes and accessories with variable diameters.

Service connections to sanitary fixtures with various diameters.

Individual water meters for each unit, centralized in distribution cabinets on level 1 of each building.

Sanitary drainage system with special PVC pipes and accessories, tested and sealed in different diameters.

#### **7. ELECTRICAL INSTALLATION**

Individual electricity meter for each apartment, centralized in a distribution cabinet on level 1 of each building.

General electrical supply using special conduit pipes of varying diameters, embedded in walls and slabs, with electrical boxes and junction boxes.

Wiring installed according to updated design and regulations.

Leviton or similar accessories, sockets, plates, and switches.

Downlight fixtures in bathrooms, kitchens, and hallways.

Main electrical supply at 220V, with THW wiring as per design, main circuit breaker panel with thermomagnetic breakers, and a distribution board.

## **8. GAS INSTALLATION**

Liquefied Petroleum Gas (LPG) installation with supply and extraction for washer/dryer tower in laundry rooms.

Liquefied Petroleum Gas (LPG) installation for kitchen with extractor hood and ventilation grilles.

## **9. PREP FOR TELEPHONY, INTERNET, AIR CONDITIONING AND CCTV.**

Outlets for voice and data in living room and dining room, intercom outlet in kitchen, powered in slabs and walls with  $\frac{3}{4}$ " flexible conduit and No. 18 galvanized wire guide.

Outlet for television in living room and bedrooms, ducted in slabs and walls with  $\frac{3}{4}$ " electrical conduit and guided with No. 18 galvanized wire.

Air conditioning installation by means of individual multisplit units with interior units located in the bathrooms to serve the living room and bedrooms independently. Distribution of ducts with air conditioning outlets in bedrooms and living room-kitchen.

## **10. CARPENTRY**

Interior doors of solid natural white oak wood.

Compact HPL access doors with lacquered steel frame. Security lock.

Wardrobes with sliding doors of solid white oak wood in bedrooms and dressing rooms.

## **11. WINDOWS**

Composition of sliding doors and fixed panels of safety laminated glass in the living room, with anodized aluminum profiles in a toasted color.

Composition of hinged door with fixed panels of safety laminated glass and opaque aluminum composite in bedrooms. Anodized aluminum profiles, toasted color.

Hinged windows with safety laminated glass and anodized aluminum profiles in a toasted color (lock-off rooms and 3-bedroom apartments).

Hinged windows with safety laminated glass and anodized aluminum profiles in bronze color on interior facades.

## **12. RAILINGS AND HARDWARE**

Railing of tempered laminated safety glass 6 + 6.4 embedded in an anodized aluminum profile in a toasted color on terraces.

Partition screen between terraces of frosted glass embedded in an anodized aluminum profile in a toasted color.

Exterior spiral staircase of brown lacquered steel with non-slip sheet metal tread for access to the solarium (Golf apartments).

Interior spiral staircase of brown lacquered steel with wooden footprint (penthouses).

Access gate to terrace / solarium of lacquered steel in toasted color (level 2 and "Golf" apartments).

Lacquered steel gate in toasted color (level 2 apartments).

Pergola in lacquered steel, in brown color ("Golf" apartments and penthouses).

## **13. FURNITURE AND ACCESSORIES**

Bathroom cabinet with drawers in Mediterranean oak color or similar.

Countertop with integrated white sink with chrome single-lever mixer tap.

White toilets.

Chrome single-lever shower mixer tap.

Fixed or folding screen of transparent glass, depending on the bathroom.

Exterior picuzzi with access ladder and exterior cladding of non-slip porcelain. Interior lining and bench in pigmented quartz resin ("Golf" apartments, level 2 and penthouses).