



## QUALITY SPECIFICATIONS



Managed by  
**ASG Homes**

Residencial Jardín de Cervantes. Gated, high-rise community comprised of 128 homes in an eco-healthy environment with about 15,000 m<sup>2</sup> of green areas and sports facilities that allow you to enjoy outdoors spaces and sports in your own home with more than 20 different tree species.



### Structure

- Foundation and structure of reinforced concrete.

### Facade and roof

- Brick-layered, continuous, decorative exterior enclosure with inlaid insulation and cladding for a high degree of comfort.
- Walkable, inverted flat roof for restricted use, made up of cement mortar in slopes, waterproofing layer, geotextile, thermal insulation and final finish concrete pavement. Terraces with walkable inverted flat roof with final finish of porcelain stoneware.

### Exterior carpentry

- The exterior carpentry is composed of tilt-and-turn windows, of first-quality lacquered *monoblock* aluminum, with profiles with thermal bridge break, double glazing, and climalit-type air chamber with roller blinds of aluminum slats.
- Folding doors with motorized shutter in living room for access to terrace, according to types.
- Terraces with laminated aluminum railways with laminar safety glass at medium height, which gives the house amplitude and luminosity

### Partition

- The separations between units and their delimitation with common areas will be of ceramic brick with plaster and double hollow brick cladding, with thermal and acoustic insulation between both layers.
- The interior partitions between the different rooms will be formed by double hollow brick, plastered on both sides.

### Interior carpentry

- Security entrance door to the houses, house lacquered in white on the inside and finished in wood on the outside, with anchors and peephole.
- Interior doors of the unit will be both folding and sliding doors with hidden guide lacquered in white.
- Modular fitted wardrobes in bedrooms, with white lacquered folding doors, structure and interior lined with melamine textile board, with hanging metal bar and trunk shelf.

### Health

- In the main bathroom appliances will be made of low tank of vitrified white porcelain, with chromed, single-control taps, non-slip shower tray with sliding panels, furniture with an integrated wall-mounted sink, and mirror.
- In the secondary bathroom, the sanitary appliances will be made of white vitrified porcelain, furniture with integrated sink and mirror, single-control taps and anti-slip shower tray with screen.



## Flooring and coatings

- The floors inside the house will be made with floating laminated flooring over anti-impact acoustic insulation. The skirting boards shall be lacquered in white.
- The bathroom floors will be executed in top quality porcelain stoneware.
- Kitchens will feature large format porcelain tiling in combination with smooth paint.
- Large format porcelain tiling in bathrooms.
- Smooth plastic paint on horizontal and vertical walls.

## Electricity and telephony TV

- Video intercom.
- 1st quality electrical mechanisms.
- LED lighting in bathrooms, distributors and kitchen, and points of light in the rest of the rooms.
- TV sockets in living room, kitchen and bedrooms.
- IT network sockets in living room, kitchen and master bedroom; and pre-installation in the rest of the rooms.
- Luminaires in indoor and outdoor common areas.
- Collective television antenna with distribution system, pre-designed centralized installation for the visualization of different satellite channels.
- Electrical installation according to Low Voltage Regulation for 9.2 w and installation of telecommunication grids in compliance with the Telecommunications Regulations in force.



## Gas and heating

- Natural gas central heating for the production of domestic hot water.
- Heating system made by radiators with regulation valve and programmable thermostat in living room.
- Extra supply of domestic hot water through solar panels.

## Air conditioning installation

- Complete installation of air conditioning by ducts and heat pump with external machinery centralized on the roof.

## Cold water installation

- Outdoor taps in the ground floor gardens and on attic terraces.

## Kitchen furniture

- Fitted kitchen with high and low cabinets of great capacity, with colored laminated boards, handles on low furniture. Laminated countertop and stainless steel sink.
- Electric oven, ceramic stove, and extractor hood integrated into the high cabinet.
- Preinstallation of refrigerator, dishwasher, washing machine, and dryer.

## Basement. Parking lot.

- Entrance door to parking lot, equipped with exterior and interior photoelectric cell, with automatic opening with remote control.
- Parking lot finished in polished concrete.
- Installation of ventilation, carbon monoxide extraction, and detection and protection system against parking lot fires.

## Common Elements

- Contemporary design portal with 1st quality materials. Vertical walls decorated with porcelain stoneware, mirror and paint.
- Illumination of common elements with presence detector and energy-saving luminaires.
- Elevators with access from parking lot to all floors of housing with telescopic doors.
- Interior development of more than 15,000 m2 with garden areas, recreational spaces with illuminated access roads to all areas.
- Adult saline chlorination pool, which means a reduction of pool maintenance costs and an improvement in water quality, avoiding harmful effects on the skin, scalp and eyes. Community solarium with green areas.
- Independent swimming pool for children use.
- Landscaped area with plantations of tree species of low water demand and equipped with automatic irrigation systems.
- Equipped gym and communal indoor pool.
- Bicycle parking .
- Development equipped with access ramps for the disabled.
- The entire development will be closed and protected and will have an access control booth and counseling post.
- Master keys of common areas.
- Area with pre-installation of recharge for electric vehicles.
- Spa and indoor pool available all year round.
- 1.5 hectares of forest (garden) green areas, with a studio landscape pioneering integrand one lake Sustainable according to the concept of nature formed by more than 20 unique tree species.

NOTE: This document is of a non-contractual nature and is subject to modifications by the Works Direction for adaptation to the needs of the project, and to those that may arise by technical, legal, or zoning reasons as issued by the competent authorities of mandatory compliance, as well as to stock availabilities. Images are also non-contractual and of an illustrative nature only, subject to modifications by technical, legal or commercial demands, and by the Works Direction or competent authorities.



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