

# TECHNICAL SPECIFICATIONS SHEET

## CONSTRUCTION DESCRIPTION

- Foundation consisting of masonry with stonework in various sections and isolated footings, as well as concrete walls, Armex® reinforced columns, columns, tie beams, and reinforced beams with rebar of various diameters and wire stirrups.
- Intermediate floor slabs consisting of joist-and-block systems (vigueta and bovedilla) in various sections; in specific areas, lightweight slabs with polystyrene void formers in accordance with structural criteria, with welded wire mesh in the compression layer. Reinforced concrete slabs with rebar of various diameters.

## GENERAL FINISHES

- *Interior flooring in Villas*: Travertine Fiorito marble from Puebla, 30 cm wide by free lengths, or similar.
- *Terrace flooring*: Travertine Fiorito marble from Puebla, 30 cm wide by free lengths, or similar.
- *Pool area flooring*: Smooth finished flooring in chukum style, or similar.
- *Access corridor flooring*: Concrete flooring with a porous white cement finish, or similar materials.
- *Pool deck walkway flooring*: Smooth final finish in chukum style, or similar.
- *Flooring in parking area*: Cast-in-place tire tracks of variable section; concrete floor with a porous white cement finish or similar.
- *In apartment bathrooms and wall cladding*: Travertine Fiorito Puebla marble flooring, 30 cm in width with random lengths, or similar.
- *Flooring in the Sun Roof area*: Travertine Fiorito Puebla marble flooring, 30 cm in width with random lengths, or similar.
- *Finish on exterior walls of the Villas*: Three-coat finish with a final exterior smooth paste finish, Kimiplaster brand, in white sascab color model KP-10 and brown Motul color model KP-34, or chukum-type paste in intermediate natural color, as per project specifications, or similar.
- *Finish on interior walls and ceilings of the Villas*: Chukum-type paste finish in intermediate natural color, Kimiplaster brand, or similar.



- *Finish on planter walls:* Finish with locally sourced stone or similar, and/or a three-coat finish with paint or similar.
- *Finish on front façade walls:* Finish with locally sourced stone installed according to the render model, or similar.
- *Kitchen countertop:* Matte black leather-finish granite countertop, or similar, used on countertops and wall cladding.

## GLAZING

- Sliding windows with 6 mm clear glass in gray aluminum, Series 80 or similar.
- Gray aluminum Z-type louvered swing door in the laundry area.
- Gray aluminum plank swing door, or similar, in the sunroof area.

## CARPENTRY

- Flush swing door. Constructed with a cedar wood frame and a 7 cm recessed half-frame, in a natural finish with polyurethane coating.
- Pergola element made of tzalam hardwood or similar in the terrace areas, as per the design shown in the plans, with a matte polyurethane finish or similar.
- Pergola element made of tzalam hardwood or similar, with hanging local grass thatch or similar, in the terrace areas as per the design shown in the plans, with a matte polyurethane finish or similar.
- Hardwood element made of tzalam or similar, as per the design shown in the plans, with a matte polyurethane finish or similar, in the façade areas.

## INCLUDED EQUIPMENT

- *Kitchen:* Supply, fabrication, and installation of the kitchen according to the design provided by the developer, entirely made of tzalam slats, in a walnut color with a polyurethane finish.
- *Bathroom fixtures:* One-piece toilet and bathroom vanities by Castel or similar brand.
- Bathroom countertops with chukum-type plaster finish, medium natural color, Kimiplaster brand or similar.
- Fixed tempered glass panels in shower areas (dimensions: 0.75 x 1.90 m).

