

**Madroño Community**

**Madroño 43 Villa**

**QUALITY SPECIFICATIONS**

**FOUNDATIONS AND STRUCTURE**

---

- Reinforced concrete with separate footings and one-way slabs.

**EXTERIOR BRICKWORK**

---

- External walls composed of four layers of insulation, exterior ceramic brick, air chamber, high density polystyrene insulation and ceramic brick / thermal clay block according to energy efficiency requirements of the Technical Building Code.

**ROOF**

---

- Flat non-trafficable roof with extruded polystyrene insulation (8 cm).

**FAÇADE**

---

- Single layer mortar with a scraped finish. In white color.

**INTERNAL WALLS**

---

- Brick with plaster finish.

**BATHROOM FINISHES**

---

- Top of the range “Gres” ceramics according to the latest design.

**INTERIOR AND EXTERIOR FLOORING**

---

- **Interior**, Top of the range “Gres” ceramics with recessed skirting board in polymer concrete, painted in the tone of the walls.
- **Exterior**, Top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles

**INTERIOR AND EXTERIOR LIGHTING**

---

- **Interior**, LED type lights and switches in white colour throughout, plugs according to standard regulations. Perimeter LED cove lighting.
- **Exterior**, façade fixtures. LED type lighting. Garden lighting.

**EXTERIOR CARPENTRY**

---

- In aluminum, Schüco brand with thermal break.
- Motorized blinds in bedrooms.

## INTERIOR CARPENTRY

---

- **Kitchen:**
  - Fitted with base and wall units with American walnut finish, equipped with induction hob and extractor hood, energy efficiency class A++.
  - Single sink in stainless steel under worktop, vertical single lever taps with two positions.
  - Zarzi grey marble worktop, 20 mm thick.
- **Interior doors:**
  - Smooth lacquered finish (2,30 m high) with steel handles in chrome finish, invisible door hardware.
- **Wardrobes:**
  - Wardrobe with sliding doors with high gloss finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
  - Designer complete bathroom vanity unit and mirror with integrated lighting.

## GLASS

---

- Double glazing with air chamber according to Technical Building Code.
- Entrance door in aluminum and glass, with security lock.
- Fixed screen in bathrooms.

## BATHROOM FITTINGS AND FAUCETS

---

- Roca sanitary ware, including bathroom units.
- Roca wall mounted bathroom fixtures in white.
- Bathroom sink atop a cabinet according to the latest tendencies.
- Floor-level shower, in the same material as interior floor tiles. Thermostatic taps in chrome finish.
- Single handle tap in chrome finish, with aerator for water efficiency.

## PAINTWORK

---

- Smooth finish in white colour.
- Decorative wallpaper on bed headboard walls.

## HEATING AND AIR CONDITIONING

---

- Air conditioning with heat pump through ducts with air zone system, except in garage.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Water underfloor heating in ground floor.
- Electric underfloor heating in the bathroom of the basement.

## EXTERIOR

---

- **Garden:** Standard landscaping finish with irrigation system and lighting and shower area of 95 m<sup>2</sup> with artificial lawn.
- **Fence:**
  - Main façade with access from public road: stone masonry wall. The interior fences will be of plastic wire mesh in green colour with hedge.
  - Dividing walls: house area - plastic wire mesh in green colour with hedge.

## SPECIAL INSTALLATIONS

---

- **Pool:**
  - Infinity style swimming pool, with 34,5 m<sup>2</sup> water sheet, with pre-installation for heat pump, tile finish.
- **Smart Home Technology System.**
- **White goods package:** fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
- **Osmosis water filter system in kitchen.**
- **Basement:** Finished with flooring, ceiling and lighting, except in garage and technical rooms.