

## Madroño Community

### Madroño 45 & 46 Villas

#### QUALITY SPECIFICATIONS

##### **FOUNDATIONS AND STRUCTURE**

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

##### **EXTERIOR BRICKWORK**

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- 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**

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

##### **FAÇADE**

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- Single layer mortar with a scraped finish with waterproof and breathable exterior paint. In white color.

##### **INTERNAL WALLS**

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- Brick with plaster finish.

##### **BATHROOM FINISHES**

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

##### **INTERIOR AND EXTERIOR FLOORING**

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- **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**

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

##### **EXTERIOR CARPENTRY**

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

## INTERIOR CARPENTRY

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- **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.
- **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, hanger bar and interior light, adapted to the dimensions.
- **Bathroom units:**
  - Designer complete bathroom vanity unit and mirror with integrated lighting.

## GLASS

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- 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

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- 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

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

## HEATING AND AIR CONDITIONING

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- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Water underfloor heating, except in technical room.

## EXTERIOR

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- **Garden:** Standard landscaping finish with irrigation system and lighting and shower area of 60 m<sup>2</sup> with artificial lawn and natural lawn area in ground floor terrace.
- **Fence:**
  - Main façade with access from public road: stone masonry wall. The interior fences will be of plastic wire mesh with hedge.
  - Dividing walls: house area - plastic wire mesh in green colour with hedge.

## SPECIAL INSTALLATIONS

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- **Pool:**
  - Infinity style swimming pool, with 28.5 m<sup>2</sup> water sheet and a 3 x 2.5 beach area. Coated with the same tiles as the terrace floor.
- **Smart Home Technology System.**
- **White goods package:** 2 fridges, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
- **Barbeque pre-installation.**