

Madroño Community
Madroño 41 Signature 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) and trafficable in terraces.

FAÇADE

- Single layer mortar with a scraped finish.

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.
- **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 light molding.
- **Exterior**, façade fixtures and garden lighting.

EXTERIOR CARPENTRY

- In aluminum, Schüco brand with thermal break, inox color, floor recessed in ground floor.
- Motorized Venetian blinds in bedrooms.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units, equipped with a complete set of white goods (induction cooktop, vertical extractor, double fridge, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine) with energy efficiency class A++.
 - Kitchen furniture units in American walnut finish, island block in the same material. Cabinets with interior LED lighting.
 - Single sink in stainless steel under worktop, vertical single lever taps with two positions.
 - Hammer bushed and brushed Zarzi grey marble worktop.
- **Interior doors:**
 - Smooth lacquered finish (2,70 m high) with steel handles in chrome finish, invisible door hardware.
- **Wardrobes:**
 - Wardrobe with swing doors with white high gloss finish. Interior distribution with shelves, drawers, hanger bar and interior light, adapted to the dimensions.
- **Bathroom units:**
 - Designer complete bathroom vanity unit with white high gloss finish and mirror with integrated lighting.
- **Stairs:**
 - In concrete with gres finish.

GLASS

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

BATHROOM FITTINGS AND FAUCETS

- Roca sanitary ware.
- Roca wall mounted bathroom fixtures in white.
- Designer basin on natural stone top according to the interior design project.
- 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

- Central Air conditioning with heat pump through ducts.
- Pre-installation of electric towel rails in bathrooms.
- Air renewal system with heat recovery.
- Water underfloor heating, except in basement.

EXTERIOR

- **Pool:**
 - 42m² water sheet pool with beach zone and infinity system.
 - LED light with different color combination to be defined according to landscaping design.
 - Same tile finish as exterior terrace.
 - Salt electrolysis system.
- **Garden:**
 - Standard landscaping finish with irrigation system and lighting.
- **Fence:**
 - Main façade: Stone masonry wall.
 - Dividing walls: house area - plastic wire mesh in green colour with hedge.

SPECIAL INSTALLATIONS

- Smart Home Technology System.
- Osmosis water filtering system in kitchen.
- Water softening system throughout.
- Motorized interior blinds.
- Full furniture package with white goods and household utensils.
- Barbeque pre-installation.
- Exterior whirlpool in suite terrace.
- Elevator from access floor to basement (4 stops).