

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 solarium with Gres ceramics flooring , thermal-acoustic insulation and waterproofing.

FAÇADE

- Single layer of water-repellent mortar with a scraped finish in white color and stone walls.

BATHROOM FINISHES

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

INTERIOR AND EXTERIOR FLOORING

- **Interior**, High quality, large size Inalco® “Gres” ceramics with recessed skirting board in polymer concrete, painted in the tone of the walls.
- **Exterior**, High quality “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.
- **Exterior**, façade fixtures. LED type lighting. Garden lighting.

EXTERIOR CARPENTRY

- In aluminum, Cortizo ® brand with thermal break, white color, floor recessed in ground floor living room and bedroom.
- Motorized blinds in bedrooms.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units with wood finish.
 - Kitchen island with lacquered 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.
 - Porcelain worktop.
- **Interior doors:**
 - Smooth lacquered finish (special height 2.30m) 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

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

BATHROOM FITTINGS & FAUCETS

- 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

- Central Air conditioning (Hot-cold) with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Electrical underfloor heating in bathrooms.
- Domestic hot water recirculating system.

EXTERIOR

- **Garden:** Standard landscaping finish with irrigation system and lighting and shower, barbecue area and paths in natural stone.
- **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 FEATURES

- **Infinity style swimming pool**, with 21 m² water sheet, coated with the same tiles as the terrace flooring.
- **Barbeque pre-installation** with light and water installation.
- **Smart Home Technology System, extendable, KNX protocol:**
 - Exterior lights control (3 types) to create presence simulation scenes.
 - Exterior lights timing programme.
 - General ON / OFF: Turn on/off lights.
 - Fix control screen for individual control of:
 - Exterior lights
 - Switch on/off lights
 - Water cut
 - Technical flood alarms (3 zones) and fire alarms.
- **White goods package:** fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
- **Water softening system and osmosis water filter system.**

OPTIONAL FEATURE (Not included in the villa)

Basement finishing option with one room and bathroom35.000€