

## Villas Granado II Technical Specifications

<b>Foundation and Structure</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Reinforced concrete through insulated footings and unidirectional slabs.</li> </ul>
<b>Exterior enclosure</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Exterior walls composed of four layers of insulation, exterior ceramic brick, air chamber, expanded polystyrene insulation and ceramic brick/thermo clay block, according to the energy efficiency requirements of the technical building code.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Non-passable flat roof with XPS insulation (8 cm) and passable on terraces, with thermal-acoustic insulation and waterproofing.</li> </ul>
<b>Façade</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Exterior finishes in white water-repellent monolayer and silicate paint.</li> </ul>
<b>Interior partitions</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Brick clad with “maestreado” plaster coating.</li> </ul>
<b>Bathroom cladding</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Top-quality porcelain stoneware according to the interior design.</li> </ul>
<b>Indoor and outdoor paving</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior, top quality ceramic tiles with flush skirting in polymer concrete, painted in the shade of the walls.</li> <li><input type="checkbox"/> Exterior, top quality ceramic tiles, non-slip, of the same range as the interior paving.</li> </ul>
<b>Indoor and outdoor lighting</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior, LED lighting, portholes on the ceiling, white switches throughout the house and plugs according to regulations. LED strip lighting in perimeter fences in areas defined in the interior design.</li> <li><input type="checkbox"/> Exterior, outdoor wall lamps and beacons in the garden according to the exterior design.</li> </ul>

## Exterior fittings

- Aluminium fittings with thermal bridge break with European seal, with recessed floor guide in living room and bedrooms with access to terrace. 300 cm high in living room and 230 in bedrooms.
- Automatic roller blinds in bedroom areas.

## Interior fittings

- Kitchen:**
  - Furnished with high capacity tall and low furniture, equipped with a package of kitchen appliances (hood over worktop, induction hob, oven, microwave) of Classification A ++.
  - Kitchen furniture in wood veneer MDF. Cupboards with interior LED lighting.
  - Sink with aluminium finish.
  - Worktop in Silestone or similar.
- Internal doors:**
  - Lacquered smooth finish wood (special height 230), with designer handles in chrome-finished steel and overlapping flashing.
- Cupboards:**
  - Folding doors in wood veneer MDF. Interior finishing of wardrobes with shelves, drawers and hanging bar, adapted to the dimensions, with LED interior lighting.
- Bathroom furniture:**
  - Designer, fully complete with mirror and included light.

## Glazing

- Double-glazed windows with air chamber, low emission, according to CTE
- Aluminium and glass entrance door, with security lock.
- Fixed glass in bathrooms of height 230 cm.

## Toilets and taps

- Suspended toilets with white built-in cistern, ROCA Brand, with cushioned lid.
- Circular washbasins of BATHCO brand or similar countertop set in furniture according to the interior design.

- Shower tray of the same non-slip paving as the interior flooring (at ground level). Thermostatic taps finished in chrome.
- Single-handle chrome mixer taps, with aerator for water saving.

## Paintwork

- Smooth, broken white in colour.
- Decorative paper on bedroom suite headboard according to the interior design.

## Heating and air conditioning

- Air conditioning installation (hot and cold) through ducts.
- Pre-installation of electric towel rails in bathrooms.
- Heating system by electric underfloor heating in bathrooms.
- Electric heater with Aerothermal System.
- Domestic hot water recirculation.
- Air renewal installation with heat recovery.

## Outdoors

- Garden:** standard finishing with automatic irrigation system, lighting and shower, barbecue area and natural stone external paths.
- Fencing:**
  - Main door with natural stone masonry wall.
  - Divisions: metal fence with interior hedge plantation on the house side.
- Swimming pool**
  - Pool with 27 m<sup>2</sup> (Plot 8) 38 m<sup>2</sup> (Plots 9, 10, 11) of water area.
  - Clad in top quality stoneware.
  - LED lighting to be defined in landscaping study.

## Special equipment

- Expandable home automation system with KNX protocol:

- Control of exterior lights (3 switched on) to generate the simulation of someone at home.
- Time programming of exterior lights.
- General on/off for the home: Enable/Disable lighting.
- Fixed control screen for individualized control of:
  - External lights
  - Enable/disable lights
  - Water shutoff
  - Technical flood alarms (3 zones) and fire

- Water softener.
- Reverse osmosis filter in the kitchen.
- Motorized blinds for darkening in bedroom areas.

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**Optional equipment  
(not included in the  
villa)**

- Custom living room furniture with integrated fireplace. 15.000 €
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