

## FOUNDATION – STRUCTURE AND WALLS

- Structural reinforced concrete floor with insulation
- Foundation according to the geotechnical report and bidirectional plates according to European and Spanish regulations with insulation
- Outside walls of 25 cm with insulation on inside and outside of the walls to obtain optimal insulation.

## ROOF AND TERRACES

- Flat inverted roofs that guarantees optimal thermal insulation, tightness and not transitable
- Insulation and waterproofing in accordance with regulations
- Glass railing, with partly hidden aluminum profile or stainless steel railing with horizontal rods on the 1st floor

## EXTERNAL JOINERY FROM CORTIZO

- Premium PVC joinery and double glazing, with thermal insulation interruption and sound insulation to save energy
- Sliding windows in living rooms, kitchen and bedrooms
- Motorized sun blinds for all windows
- Sliding doors with invisible track on the floor side

## HEATING - AIR CONDITIONING AND WARM WATER

- Aerothermia system from Daikin, Mitsubishi or similar which provides airconditioning, underfloor heating but also constant warm water.

## INTERIOR & EXTERIOR DOORS FROM PORTELINE

- White lacquered interior doors size 211,00 x 92,50
- Iroko pivot door size 250,00 x 128,00

## SWIMMING POOL

- Heated pool with chlorine based water or salt water system
- White or blue vitrified mosaic tiles and outdoor shower from Astralpool
- Chill-out

## PREMIUM KITCHEN

- Premium kitchen furniture, doors and drawers with brakes.
- High resistance material worktop from Silestone to combine with the kitchen cabinets, sink and mixer taps by HANSGROHE®
- Energy-efficient appliances minimum A+ from Bosch including: American refrigerator, steam oven, microwave, ceiling extractor hob, induction, dishwasher, washing machine and winecooler.

## FLOORS TILES FROM SALONI 90 CM X 90 CM

- First quality porcelain stoneware floors from the SALONI® GROUP
- Continuity between the interior floor of the villa and the exterior of the terraces, placed with waterproof adhesive and treated non-slip and exterior protection <https://www.saloni.com/en/product>
- An anti-shock plate is placed under all floors

## BATHROOMS FROM PORCELANOSA

- Bathrooms equipped with furniture
- Porcelain enameled white sanitaryware from with water saving mechanisms
- Bathtub and shower in the master bedroom showers with tempered glass
- Wall mounted toilets
- Towel dryer
- Low flow thermostatic taps from HANSGROHE® or similar in showers and bathrooms
- Built-in sinks or in designer furniture and with mirror.
- Walls in bathrooms with URBATEK (PORCELANOSA) plates 250 x 120

## LIGHTS FROM BPM LIGHTNING AND PHILIPS

- BPM LED downlight in ceilings of: bathrooms, kitchen and hallways
- Philips LED downlights in ceilings of: living/dinning area and kitchen

### **AEROTHERMAL ENERGY - AIRCONDITINING**

Aerothermal energy is the thermal energy that a heat pump is capable of extracting from the air that surrounds it, even when it is cold. Modern heat pumps are capable of extracting the calories present in the outside air, this being a clean and renewable energy according to the directive 2009/28 / CE of the European Union, and the most efficient way to heat sanitary water and air condition in your villa.

### **PLOT ACCESS GATE**

- Motorized entrance gate with 2 remote controls

### **ELECTRICITY AND TELECOMMUNICATIONS**

- Villa with a high degree of electrification, which meets the low electrotechnical voltage regulations
- USB charging points and DTT and radio connections in the kitchen, living room living and bedrooms.
- Installation of video intercom
- Indirect lighting in the living space
- Niessen, Tensa, Niko or similar
- Decks and porches with waterproof baseboards

### **DRESSING ROOMS AND WARDROBES CUSTOM MADE**

- Wardrobes: lacquered sliding doors according to interior design with handle finger
- Dressing rooms: no doors

### **FINISHES & GARDEN**

- Street side: 1.50 m high wall with perforated mesh or frosted glass of 0,50m
- Division between the plots: rigid fences of 2 meters high
- Easy maintenance with automated irrigation system

### **KNC THERMOSTAT**

- Included

## **QUALITY SPECIFICATIONS INCLUDED & EXTRAS VILLA 361**

### **SOLAR PANELS**

- Included 15 solar panels with Network Connection Kit 5000W 25000Wh day Fronius Single- phase. This is a system of direct self-consumption without batteries, so that through this set of materials we can generate electricity in sunny hours. Does not require maintenance on any of its components and the duration average of these fcomponents is over 20 years.

### **CHIMNEY FROM BLOKAMINO**

- Included

### **UNDERFLOOR HEATING SYSTEM IN BATHROOMS**

- Included

## **EXTRAS**

### **BATHROOMS FROM PORCELANOSA**

- Price on request

### **ELEVATOR WHEELCHAIR FRIENDLY**

- From 20.000,00 €

### **PORCELANOSA OR LAGO KITCHEN**

- From 30.000,00 €

### **MADELLINEAR DIFFUSORS IN FULL VILLA**

- Price on request

### **UNDERFLOOR HEATING WET SYSTEM FULL VILLA**

- On request

### **AUTOMATIC POOL COVER**

- On request, it depends on the size of the pool

### **OUTSIDE COATING WITH URBATEK PLATES**

- Price on request

### **TOUCH SCREEN FROM ZENNIO - DOMOTICA**

- Price on request