

FOUNDATION – STRUCTURE AN WALLS

- Structural reinforced concrete floor with insulation
- Foundation according to the geotechnical report and bidirectional plates according to European and Spanish regulations
- Structural insulated walls of 35 cm, inside walls with cellular blocks of 25 cm and finished with fine plaster
- Outside walls plastered with Caparol and color of your choice in the plaster

ROOF AND TERRACES

- Flat inverted roofs that guarantee optimal insulation thermal and tightness and partly transistable
- Insulation and waterproofing in accordance with regulations
- Glass railing, with aluminum profile or stainless steel railing with horizontal rods on the 1st floor

EXTERNAL WOODWORK

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

AEROTHERMIA & AIRCONDITIONING

- Mitsubishi or similar with linear diffusers in hall, living/dining room and kitchen and separate remote controls for bedrooms with grilles
- Underfloor heating in full villa from Daikin or similar

INTERIOR & EXTERIOR DOORS

- White lacquered interior doors size 211,00 cm x 92,50 cm
- Porteline iroko pivot door of 250,00 cm x 128,00

SWIMMING POOL

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

CUSTOM MADE KITCHEN

- Premium kitchen furniture, doors and drawers with brakes.
- High resistance material worktop from quartz, granite, 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 and winecooler.

FLOORS TILES FROM SALONI OR MARAZZI 90 CM X 90 CM

- First quality porcelain stoneware floors from the SALONI® or MARAZZI
- 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 with water saving mechanisms
- Bathtub in master bathroom all shower with thermostatic rain showers and tempered glass
- Wall mounted toilets 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 <https://www.porcelanosa.com/uk/bathrooms>

LIGHTS FROM BPM LIGHTNING AND PHILIPS

- BPM LED downlight In ceilings of; bathrooms, kitchen and hallways
- PHILIPS LED downlights in ceilings of: living/dining area and kitchen

CHIMNEY FROM BOKAMINO

- Included

HOME AUTOMATIZATION – DOMOTICA FROM ZENNIO

- Control of blinds, air conditioning and video portero (If applicable)

PLOT ACCESS GATE

- Motorized entrance gate

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 FROM LAMOIRE OR DAKOR

- 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, frosted glass of 0,50m or lasercut metal
- Division between the plots: rigid fences of 2 meters high
- Easy maintenance with automated irrigation system

KNC THERMOSTAT

- Included

ELEVATOR WHEELCHAIR FRIENDLY

- Included

SOLAR PANELS

- Included 15 x 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.

EXTRAS

PNEUMATIC PANORAMIC ELEVATOR (MAINTENANCE FREE)

- From € 30,000.00

PORCELANOSA OR LAGO KITCHEN

- From 35.000,00 €

MADAL LINEAR DIFFUSORS

- Price on request

WINDOWS FROM SCHUCO

- On request

AUTOMATIC POOL COVER OR POOL COVER

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

UNDERFLOOR WET HEATING SYSTEM IN FULL VILLA

- Price on request

TOUCH SCREEN FROM ZENNIO - DOMOTICA

- Price on request