

FOUNDATION AND STRUCTURE

- Structural reinforced concrete floor
- Foundation according to the geotechnical report and bidirectional plates according to European and Spanish regulations

ROOF AND TERRACES

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

EXTERNAL CARPINTRY FROM CORTIZO

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

HEATING AND AIR CONDITIONING

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

INTERIOR & EXTERIOR DOORS FROM DOMPORTE & PORTELINE

- White lacquered interior doors from Domporte size 211 x 92,50
- Pivot door size 246 x 104 x 40 (Different colours available)
- Pivot door size 246 x 128 from PORTELINE for self-contained apartment and the studio / bedroom

SWIMMING POOL

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

KITCHEN FROM PORCELANOSA OR LAGO

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

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 PORCELANOSA® GROUP furniture
- Porcelain enameled white sanitaryware from PORCELANOSA® GROUP with water saving mechanisms
- Bathtub and shower in the master bedroom and self-contained apartment, from PORCELANOSA® GROUP, shower with tempered glass
- Wall mounted toilets
- Towel dryer
- Low flow thermostatic taps from NK (PORCELANOSA) in showers and bathrooms
- Built-in sinks or in designer furniture and with mirror.
- Walls in bathrooms from Urbatek (Porcelanosa) plates 240 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

MADÉL LINEAR AIRCONDITIONING CONDUCTS

- Linear diffusors in living / dining area, hall and kitchen

MITSHUBISHI AIRCONDITIONING IN BEDROOMS

- Separate remote controls for each bedroom with grills

HOME AUTOMATIZATION – DOMOTICA FROM ZENNIO

- Control of blinds, air conditioning and video portero (Google Nest)

PLOT ACCESS GATE AND ENTRANCE VILLA GATE

- Motorized entrance gate 5,00 x 2,00 – entrance gate villa 2,00 x 1,20

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 (Google Nest)
- Indirect lighting in the living space
- NIESSEN or BTCINO
- Decks and porches with waterproof baseboards

DRESSING ROOMS AND WARDROBES FROM LARMOIRE

- Wardrobes: lacquered sliding doors according to interior design
- 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

SOLAR PANELS

- Included 15 solar panels with Network Connection Kit 5000W 25000Wh day Fronius Single-phase, system without batteries, maintenance-free.

EXTRAS

ELEVATOR WHEELCHAIR FRIENDLY

- Included

PORCELANOSA OR LAGO KITCHEN

- Included

UNDERFLOOR WET HEATING SYSTEM IN FULL VILLA

- Included

CHIMNEY FROM BLOKAMINO

- Included

TOUCH SCREEN FROM ZENNIO - DOMOTICA

- Included

MADÉL LINEAR DIFFUSORS IN FULL VILLA

- Price on request

WINDOWS FROM SCHUCO

- On request

EXTRA SOLAR PANELS

- 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 components is over 20 years.

AUTOMATIC POOL COVER

- On request

PNEUMATIC PANORAMIC ELEVATOR (MAINTENANCE FREE)

- From € 40,000.00