

QUALITY SPECIFICATIONS VILLA 344

FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations

ROOF AND TERRACES

- Inverted flat roof with gravel and not walkable
- Insulation and waterproofing according to the regulations
- Glass balustrade, with hidden aluminum profile on the first floor

EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene
- Exterior wall rendering and finished according to design
- The pillars will be covered to break the thermal bridge

PARTITIONS

- Double hollow ceramic bricks, finished with fine gypsum plaster work and mat paint

EXTERIOR CARPENTRY

- Thermal break aluminum profiles by Cortizo or similar
- Laminated double glass CLIMALIT
- Sliding doors with invisible track in the floor side

PLOT ENCLOSURE

- Street front & side: 1,50m wall + 0,50m perforated mesh or glass
- End of the plot: metal fence complete with rigid welded mesh, posts and clamps, 2 meters high

HEATING AND AIR CONDITIONING

- LG or Mitsubishi air conditioning – cold/warm
- Or heat pump from Calorax or Panasonic
- Underfloor heating in bathrooms

FLOORS

- Interior floors: porcelain tiles from Grespania
- Exterior floors: porcelain anti-slip tiles from Grespania

SKIRTING BOARD

- According to the floor design

BATHROOM WALLS AND FLOORS

- Porcelain tiles from Grespania

ACCESS DOOR AND GARAGE DOOR

- Security entrance door, automated garage door and automated entrance gate from Hörmann

INTERNAL DOORS

- Standard height white lacquered internal doors

WARDROBE

- Wardrobe: white lacquered sliding doors with finger pull.
- Dressings: without doors

SWITCHES AND SOCKETS

- Niessen, Niko, Tensa or similar

QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 344

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors
- Cove lighting in the livingroom and master bedroom

SWIMMING POOL

- Swimming pool with sweet or salt-water system
- Pool finished in white or blue vitrified mosaic with exterior shower

GARDEN

- Grass and automated irrigation system

SECURITY SYSTEM

- Pre-installed alarm – Video intercom

KITCHEN

- Low and high units lacquered with fingerpull, Different colours av.
- Quartz or Silestone worktop and splashback finished with porcelain tiles or glass
- Siemens, Miele, Bosch, Balay appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer, ceiling extractor
- Washing machine and dryer
- Built-in wine cooler

BATHROOMS

- Sanitaryware from Villeroy, Roca or similar
- Suspended hung toilets
- Walk-in showers with tempered glass of 10mm
- Taps: Hansgrohe or similar

CHILL OUT

- Included

HEATED POOL

- Included

AUTOMATIC POOL COVER

- Price on request

PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- From 25.000,00 €

EXTERIOR JACUZZI

- From 10.000,00 €

WALLS AND FLOORS FROM PORCELANOSA

- From 60,00 € p/m2

ALL SANITARYWARE FROM PORCELANOSA

- Price will depend on chosen series

KITCHEN FROM PORCELANOSA

- From 25.000,00 €

VISSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €25.000,00 €

POOL WITH SALT-WATER SYSTEM

- Included

BASEMENT

- From 700,00 € p/m2