

# QUALITY SPECIFICATIONS VILLA 236

## 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 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 with water resistant mortar and finished according to design
- The pillars will be covered to break the thermal bridge

## PARTITIONS

- Double hollow ceramic bricks or celular blocks, finished with fine gypsum plaster work and matt paint

## EXTERIOR CARPENTRY

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

## PLOT ENCLOSURE

- Street front – 1,5m high wall + 0,50m high perforated mesh or glass
- Division between plots: 2 meters high fences

## HEATING AND AIR CONDITIONING

- LG or Mitshubishi air conditioning – cold/warm
- Or heat pump from Calorex or LG

## 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 TILES

- Porcelain anti-slip tiles from Grespania

## ACCESS DOOR AND GARAGE DOOR

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

## INTERNAL DOORS

- Standard height, quality white lacquered internal doors

## WARDROBE

- Wardrobes: white lacquered sliding doors with finger pull
- Dressings: without doors

## SWITCHES AND SOCKETS

- Niessen, Niko, Tensa or similar

# QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 236

## LIGHTING

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

## SWIMMING POOL

- Swimming pool with salt or sweet water system
- Finished in white or blue vitrified mosaic
- Exterior shower

## GARDEN

- Easy maintenance
- Automated irrigation system

## SECURITY SYSTEM

- Pre-installed alarm – Video intercom

## KITCHEN

- Low and high lacquered units with fingerpull (Different colours)
- Quartz or Silestone worktop and splashback finished with porcelanic tiles from Porcelanosa or Grespania
- Siemens, Miele, Bosch or balay appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer, ceiling extractor
- Washing machine, dryer, built-in wine cooler

## BATHROOMS

- Sanitary ware from Porcelanosa
- Suspended hung toilets
- Walk-in showers with 10mm tempered glass
- 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 50,00 € p/m<sup>2</sup>

## KITCHEN FROM PORCELANOSA

- From 30.000,00 €

## VIESSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €25.000,00 €

## EXTRA RAILING IN SECURITY GLASS

- From €500,00 € p/lm

## POOL WITH SALT-WATER SYSTEM

- Included

## BASEMENT/GARAGE 96,00m<sup>2</sup>

- Included