

# QUALITY SPECIFICATIONS VILLA 375

## 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 walls rendered with water resistant mortar
- The pillars will be covered to break the thermal bridge

## PARTITIONS

- Double hollow ceramic bricks or cellular blocks finished with fine gypsum plaster work and mat paint

## EXTERIOR CARPENTRY

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

## PLOT ENCLOSURE

- Street front: 1,5m high wall + 0,5m high perforated mesh or glass
- Division between plots: 2-meter high fence with rigid welded mesh, posts and clamps.

## HEATING AND AIR CONDITIONING

- LG, Mitsubishi air conditioning or similar – cold/warm
- Or/and heat pump from Calorex or Panasonic
- Underfloor heating in bathrooms

## FLOORS

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

## SKIRTING BOARD

- According to the floor design

## BATHROOM WALLS AND FLOORS

- Porcelain anti-slip tiles from Porcelanosa

## ACCESS DOOR AND GARAGE DOOR

- Security entrance from Oikos, remote entrance gate and garage door from Hörmann

## INTERNAL DOORS

- White lacquered or glass internal doors according to the design and client preferences

## WARDROBE

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

## SWITCHES AND SOCKETS

- Niko, Tensa, Niessen or similar

# QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 375

## 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
- Finished in white or/and blue vitrified mosaic with exterior shower

## GARDEN

- Easy maintenance and automated irrigation system

## SECURITY SYSTEM

- Pre-installed alarm – Domotica - Video intercom

## KITCHEN

- Low and high units lacquered with fingerpull
- Silestone or Quartz worktop and splashback finished with porcelain tiles or 10mm tempered coloured glass
- Siemens, Miele, Bosch, Smeg or Neff or similar appliances; vitroceramico, oven, microwave, dishwasher, fridge / freezer, ceiling extractor
- Washing machine & dryer
- Built-in wine cooler

## BATHROOMS

- Sanitary ware from Porcelanosa or Roca
- Walk-in showers with 10mm tempered glass
- Suspended hung toilets
- Taps: Porcelanosa or Hansgrohe

## CHILL OUT

- Included

## HEATED POOL

- Included

## AUTOMATIC POOL COVER

- Price on request

## PANORAMIC PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- From 25.000,00 €

## EXTERIOR JACUZZI

- Included

## WALLS AND FLOORS FROM PORCELANOSA

- Included

## KITCHEN FROM PORCELANOSA OR LAGO

- Included

## SANITARYWARE FROM PORCELANOSA

- Included

## VISSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €35.000,00 €

## POOL WITH SALT-WATER SYSTEM

- Included

## BASEMENT

- Included