

QUALITIES

BUILDING SPECIFICATIONS



FOUNDATIONS, STRUCTURE, FACADE AND ROOF

The foundations will be laid by means of seism resistant concrete slabs.
Reinforced concrete structure with unidirectional irons and/or concrete slabs.
The façade will be double brick with an air chamber and an exterior monolayer coating of white mortar.

EXTERIOR CARPENTRY

The exterior carpentry of the building will consist of aluminium windows and balcony doors in light brown tones (as in leaflet).
Double glazing glass will be used to ensure maximum comfort.
The living room balcony will run into the outside walls allowing for the living room area to be extended outwards towards the porch/terrace.
Security electric shutters in the livingroom.



PLOT ENCLOSURE

Blind wall with a monolayer white cladding on poured concrete block footings.
Walls and fencing will be made of galvanised metal strips with a light brown tone varnish (as in leaflet) with criss-cross slats (similar to a trellis) which allows for privacy in the private areas.



INTERIOR CARPENTRY

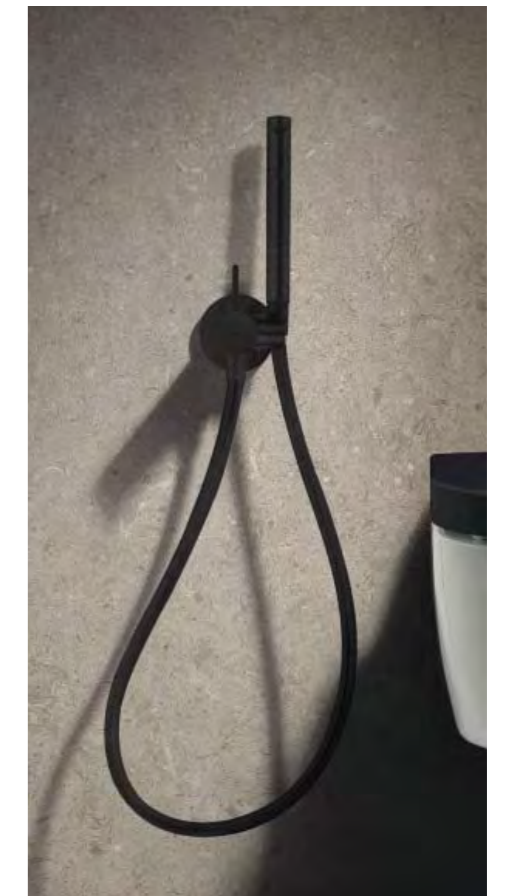
Laminated wood panels in warm colours on the living room walls, integrating the bedroom doors and one of the bathroom doors, the storage area and the white goods shelving.
Sliding door in multiuse area, forming part of the wooden panel of the living room which allows for this area to become part of the living room itself.
Module wardrobes in bedrooms, of a warm colour, an interior structure of a melamine boards, a suitcase shelf and hanging rail.

FLOORS

The interior floors will be prime quality porcelain stoneware.
Ceramic stone of the same quality, will be used for the built-in skirting boards.
Top quality non-slip porcelain will be used for the exterior flooring while the same material will be used for the build in skirting boards.

BATHROOMS, TOILETS AND SANITARY FITTINGS

Prime quality glazed porcelain modern fittings will be installed.
Toilets will be wall-hung and washbasins will be built into the bathroom furniture.
The washbasin area will run along the full length of the wall in the main bathroom.
Both bathrooms will have a shower with thermostatic taps and glass shower screen.
The main bathroom will have a built-in seating area in the shower.
The use of safety glass in the bathroom door of the main bedroom allows for the bathroom to form part of the bedroom.
Polypropylene pipes will be used for the hot and cold-water mechanisms while pvc will be used for drains.
There is an arothermal system for domestic hot water.
Built-in bidet tap.



INTERIOR AND EXTERIOR OVERLAYS AND CLADDINGS

Plastic emulsion smooth white wall and ceiling paint.
Prime quality ceramic stone on bathroom walls.
Mechanically applied plastering of walls and ceilings as well as gypsum plasterboard on false ceilings.

KITCHEN FITTINGS

Kitchen cupboards built in to the wooden panel of the living area, consisting of upper and lower cabinets, as well as a silestone (or similar material) peninsula and counter.
Highly energy efficient white goods, including an oven, microwave, vitroceramic hob, fridge, built in extractor fan and dishwasher.
There is also the option of including a 6-seater dining table.

INSULATION AND AIR CONDITIONING

Projected polyurethane insulation in exterior wall chambers.
Flat roofs insulated with polyurethane track pads.
Full air conditioning in bedrooms, multiuse area and sitting room via air ducts with white intake and outlet air guards.



ELECTRICITY, TELEPHONE AND TV

Prime quality brands in electrical fittings such as the Niessen, Zenit model (black).
Automatic entry phone for opening the complex' gate.
TV and telephone- data access in all bedrooms and sitting room.
Indoor LED lighting.



FEATURES

The ground floor homes have:

- A low maintenance gardened terrace with pleasant views of the bedrooms
- A spacious porch which can be used as a living area and where bicycles can be kept
- A utility area under the stairs with an arothermal compressor and washing machine.

The homes on the upper floor have:

- A porch/terrace on the first floor
- A large solarium with an aluminium pergola in a dark shade (as in leaflet) on the roof.
- Summer kitchen complete with sink and gas barbeque, as well an area with artificial grass.
- The homes will also have an area of sheds or storage rooms

on the ground floor where bicycles can be kept and so do not, therefore, have to be carried up to the upper floor.

COMMUNAL AREAS

Magnificent gardened area with artificial grass and abundant greenery which work together to ensure privacy. Seating area with non-slip porcelain stone and walking areas with large concrete slabs.

Swimming pool with a tile finish and chlorine purifier system, 'beach' area, jacuzzi, waterfall and counter-current swimming mechanism.

Water heater to allow for use of pool from April to November, run on energy from solar panels.

Walls in the pool area with stone decoration.
Showers in a delimit area with a bench.