
QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete by means of isolated footings and one-way slabs according to Geotechnical Study.
- External straight staircase with reinforced concrete stair treads.
- Straight internal staircase with reinforced concrete steps.
- Concrete slab at the entrance to the house and at the entrance to the plot as a pergola.
- 25 cm concrete wall in basement under spread footings, with floor screed.

EXTERNAL CLADDING

- Facade cladding with SATE 60 finish + 14 cm thermo-clay block + 1 cm mortar rendering + 2,5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 36cm.
- Facade cladding with 100 SATE finish + 14cm thermo-clay block + 1cm mortar rendering + 2,5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 40cm.
- Porcelain stoneware + 14cm thermo-clay block + 1cm mortar rendering + 2,5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 32cm.

COVER

- Non-trafficable flat with XPS insulation, with gravel finish. Space for air-conditioning installations and pre-installation of solar panel.
- Walk-on solarium with porcelain stoneware finish type C3.

FACADE

- SATE white colour.
- Porcelain stoneware 120x60cm format, dark grey colour.

INTERIOR PARTITIONS

- 7 cm LHD brick clad with gypsum plaster + paint.

BATHROOM CLADDING

- In 1st quality porcelain stoneware neutral colour.
- Optional: stoneware decorative finish on a wall.

INTERIOR AND EXTERIOR PAVING

- **Interior**, in 1st quality porcelain stoneware with skirting board in the same material.
- **Exterior**, in top quality, non-slip porcelain stoneware, in the same range as the flooring laid inside.

INTERIOR AND EXTERIOR LIGHTING

- **Interior**, LED lighting, ceiling porthole in the kitchen and sockets according to standards.
- **Exterior**, Exterior wall lights on facade according to exterior design,
Optional: smart electric vehicle charging point.

EXTERIOR CARPENTRY

- In pvc with European seal and RAL 7011 lacquered pvc thermal break. Height 230cm and 210cm according to elevation drawings.
- Entrance door in pvc RAL 7011, with security lock.

INTERIOR CARPENTRY

- **Kitchen:**
 - Furnished with lacquered wall and base units, equipped with stainless steel single-basin sink.
 - Under-bench induction hob, single-lever mixer tap and A++ rated ceiling-mounted extractor fan.
 - Silestone or similar type quartz worktop.
- **Passing doors:**
 - In light lacquered smooth finish wood (height 210), with chrome-plated steel design handles and concealed hardware. Hinged and sliding doors.
- **Cupboards:**
 - Sliding wardrobe doors lacquered in light colour. Cabinet interior finish with shelves, drawer unit and hanging rail, adapted to dimensions.

GLASS

- In double glazing windows with air chamber, low emissivity, according to CTE.
- Double sliding doors in living-dining room-kitchen and bedrooms and tilt and turn doors in bathrooms and gallery.
- Translucent glass in bathrooms and gallery.
- Recessed glass balustrade on solarium and interior staircase.

SANITARY WARE AND FITTINGS

- toilets
- Designer white W.C..
- Countertop washbasin in furniture according to interior design.
- Shower with resin shower tray and thermostatic faucet in chrome finish.
- Single lever chrome designer basin mixer taps.

PAINT

- Plain white type.
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HEATING AND AIR CONDITIONING

- Pre-installation of air conditioning
- AirZone system (AACC zoning).
- Electric heater with Aerothermal System (NUOS 200 WIFI)
- Installation of single-flow air renewal with aerators (or heat recovery unit, to be decided by the developer).
- Pre-installation of solar panel or photovoltaic panel (to be decided by developer).

OUTSIDE

- **Garden:** Finished in white marble gravel, with available space for landscaping, lighting, chill out area and shower..
- **Wall:**
 - Main access facade from public road of 1.00 m single-layer clad wall and steel fittings.
 - Dividing walls: 1.50m painted single-layer coated wall.
 - Pedestrian and vehicular access doors in galvanised sheet metal with "Z" profile in the same colour as the exterior carpentry.
- 100x50cm concrete slabs at the entrance to the plot..

SPECIAL EQUIPMENT

- **Swimming pool:** 7 x 3 of water sheet with same exterior paving or gresite.

FALSE CEILINGS

- Plasterboard, removable in bathrooms and gallery for registering installations..
- At 2.60 metres high in corridor, bedrooms and kitchen.
- At 2.40 or 2.50 in bathrooms and gallery.
- Inclined under floor slab in the living/dining room.

BASEMENT

- Insulated concrete wall with insulation and hollow brick + interior surface finish.
- Facade enclosure with SATE 60 finish + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 36cm.
- Floor: XPS insulation and concrete finish
- Gypsum plaster on ceiling + white paint.

OPTIONAL EXTRAS

- **Solarium** : with concrete staircase, glazed balcony and complete paving. 15.000 €
- **Premium Garden:** 20.000 €
 - Top quality furniture Exterior Renders
 - Exclusive Selection Gardening Renders
 - Solarium Furniture Renders
 - Premium Exclusive Finishes
- **Main Sliding Door:** Main sliding door plus fittings Entrance fee for two vehicles 5.000 €.
- **Exterior and Interior Lighting Package** : 15.000 €
- **Premium Swimming Pool** : 15.000 € 7 x 3 salt water sheet with gresite , Heat Pump.
- **Basic Home Automation System:** 10.000 €
 - Control of exterior lighting.
 - General switching on/off of the house: Enable/Disable lighting.
 - Fixed black-and-white control screen for individualised control of:
 - Exterior lighting
 - Enable/disable
 - AACC programming
- **Household Appliances Package:** 8.000 €
 - Balay 3KFE561MI Non-Frost Combi Fridge Freezer
 - Countertop - Vitro TEka TB6415
 - Oven – EMP . Teka HCB 6520
 - Microwave Teka MWE 225 FI
 - Extractor hood Teka CMB1 – 60 INOX
 - Washing machine Samsung G.BL WW80TA049TE/EC
 - Dryer Coden Beko Du 7111 GA!
 - Dishwasher Balay 3vs5061p
- **Electric underfloor heating:**
 - Bathrooms 6.000 €
 - Total Housing:15.000 €
- Inclined under floor slab in the living/dining room.

BASEMENT

- Concrete wall with insulation and hollow bricks + interior surface finishing.
- Facade enclosure with SATE 60 finish + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 36cm.
- Floor: XPS insulation and concrete finish

- Gypsum plaster on ceiling + white paint.
- Outdoor macerator next to the bathroom and two pumps for rainwater and sewage disposal.

