

# QUALITY SPECIFICATIONS

## VILLA OAK

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### WALLS

- False ceilings made of plaster and plasterboard.
- Interior walls made of brick with cement mortar and finished with plaster.
- Smooth paint on walls, ceilings and partitions; curtains.

### FACADE

- Facades finished in plaster and paint.
- Cladding and carpentry cladding with black composite panels.
- Porcelain veneer imitation wood Type Madeira 100x24.8 cm.
- Cladding of window sills with pieces of limestone marble.

### ROOFTOPS

- Flat roofs and terraces waterproofed with asphalt fabric and finished with Chinese asphalt

### EXTERIOR CARPENTRY

- Balcony doors and exterior carpentry in black CORTIZO 4200 aluminum sliding glass type climalit plus planitherm.
- Armored entrance door with steel sheet inside, pivoting wooden opening and climalit glass, iroko wood.
- Black laminated wood entry ribs
- Black lacquered metal motorised sliding doors for cars.
- Black lacquered metal pedestrian door.
- Interior garage door section motorised, black color.

### INTERIOR CARPENTRY

- Interior doors in wood, lacquered in black, solid and oak veneer.
- Lining for wardrobes with hinged varnished doors, interior structure of melamine boards, shelves, drawers and hangers. LED lighting with aperture sensors.

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- Main dressing room with aluminium doors and smoked glass, interior structure of melamine boards, shelves, drawers, shoe racks and black aluminum clothes rail. LED lighting with aperture sensors.
- Bathroom furniture; Made of mdf veneered in oak exterior and interior, black and white, handles made in the same door on the edge, drawers and guides of total extraction and brake.
- Metal and glass door (PDS)
- Metal wine cellar enclosure and glass enclosure systems (PDS)

### **RAILINGS AND GLASSES**

- Railings, porches and terraces finished in laminated glass.
- Interior staircase protection with laminated glass without handrails.
- Internal stair protection with solid black ash wood.

### **OUTDOOR FLOORING**

- Non-slip porcelain outdoor flooring GIGACER CONCRETE ICE polished 120X120 cm.
- Exterior finish wooden flooring IPE Brasil.
- Car flooring made of concrete paving stone 20x10 cm bilayer.
- Floor covering for cars made with pieces of concrete Pavicesped.
- Pool interior lining with white tile.

### **FLOORING AND INTERIOR CLADDING**

- Porcelain interior flooring GIGACER CONCRETE ICE polished 120X120 cm.
- Varena 60x60cm porcelain main bathroom flooring, same non-slip material on the shower floor.
- Main bathroom siding with large polished porcelain varena 120x240. Standard porcelain bathroom flooring baranello model 60x60 cm and the same non-slip model on the interior floor of showers.
- Shower wall cladding with safety Polar White glass.
- Internal staircase made with a metallic structure and covered with solid black ash wood.

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### PLUMBING INSTALLATION

- System with DHW by solar panels and supported with electric water heater.

### TOILETS AND TAPS

- White suspended toilets Combi pack architecture.
- Geberit sigma 20 gloss chrome and black pushbuttons.
- DORNBRAUCH GROUP shower and wall shower faucets.
- DORNBRAUCH GROUP washbasin taps.

### ELECTRICAL INSTALLATION AND SYSTEMS

- Pushbuttons and sockets, Jung brand.
- Sockets for television and radio.

### AIR CONDITIONING AND HEATING

- Air conditioning via ducts with regulation.
- Underfloor heating with water for the ground and upper floors.
- Electric underfloor heating in bathrooms.

### KITCHEN

- Fully equipped kitchen composed of furniture, low and high columns by GD Arredamenti
- GAGGENAU brand appliances with high energy efficiency.
- Porcelain countertop and kitchen island cladding.

### OUTDOOR AREAS AND POOL

- Fenced plot and closed to the street.
- Access to the house by sliding metal vehicle doors and independent pedestrian access.
- Automatic irrigation system.
- Landscaped areas with lighting.

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- Pool with luminaire and completely finished for use, dimensions 12x6 m.
- Chillout over the pond completely finished with lighting and pond purification equipment.
- Pool house, consisting of an outdoor kitchen made of PLYwood phenolic board. Birch (plywood) with non-slip surface and a high degree of wear resistance, doors made of MDF and black oak veneer, white porcelain worktop, appliances (Balay undercounter refrigerator, Grandhall BBQ, sink and teak tap).