

QUALITY SPECIFICATIONS

A. MATERIALS AND ELEMENTS INCLUDED IN THE CONTRACT PRICE

FOUNDATION AND STRUCTURE

- Reinforced concrete and isolation footing.
- Reinforced damp proof concrete ground floor constructed with unidirectional steel reinforcements (one way slab). This floor is over an air chamber with **crossed ventilation** which blocks the humidity coming from the soil.
- First and second floors constructed with bidirectional steel reinforcements (two way slab). All according to EHE regulations
- **Damp proof** walls.

EXTERIOR AND INTERIOR WALLS

Façade made of:

- Two ceramic walls separated by a cavity, containing thermo acoustic insulation materials in the intermediate air chamber. All sealed with waterproof cement mortar. The outer layer is waterproof screened, finished in plain white and tiles.

Interior walls:

- Partitions walls constructed from **ceramic brick**, finished in plaster.
- Painting: Special acrylic paint for a smooth finish on gypsum plastered walls.

ROOF AND TERRACES

- The roof is flat and fully accesible consisting of slopes, **double** asphalt waterproof layers and a **third** layer on the singular points and perimeter. .On top of these, it is installed thermal-acoustic insulation, which receives the porcelain tiles.

WALLS

- Vertical surfaces in bathrooms are finished with **high quality porcelain tiles**.
- Painting: Special acrylic paint for a smooth finish on gypsum plastered walls.

FLOORING

- Interior floors are finished in **porcelain tiles** with complementary skirting tiles on 8cm cement mortar and isolation layer on the ground floor.
- All flights of stairs and landings made in **intense black natural granite**.

CEILINGS

- Suspended plaster ceilings in all the house.
- Removable waterproof suspended plaster ceilings in two of the three bathrooms.

EDGING

- Limestone edging in all windows and external walls

WOODWORK INTERIOR

- Interior doors: White lacquered with stainless steel handles.
- Wardrobe: **all are costumed made and built-in**, the doors are white lacquered with stainless steel handles.
- All wardrobes are completely finished from inside and outside.
- Masterroom's wardrobe is almost **6 ml length**.

EXTERNAL METAL JOINERY MADE OF ALUMINIUM

- The aluminium carpentry is very high quality standards and contains **RPT (THERMAL BRIDGE BREAK)** made of fixed windows, slide doors, and oscilo windows (bottom-hung) fittings

BLINDS:

- **Motorized blinds in all the windows.**
- **Automatic photo-cells in big windows on the ground floor.**

GLASSING:

- Terrace railing with safety glass 6+6.
- Security entrance door.
- Double safety Glazing. **3+3/14/4+4**. Four glasses in total.
- With **Gas ARGÓN** to improve energy efficiency.
- **Sun protection on the glass.**

EXTERNAL METAL JOINERY MADE OF STEEL:

- Stairs are made of steel.
- Main fences are made of steel in the frames and safety glassing.
- Gates are made of steel in the frames and safety glassing.
- Banisters are made of steel and safety glassing.

KITCHEN:

- Top quality kitchen.
- Countertops made of natural granite black absolute.
- Smoke extraction fan group in the ceiling.
- Undermount stainless steel sink.
- Mix tap with removable shower head.

BATHROOMS

- Complete designer bathroom featuring exclusive vanity unit and mirror with integrated lights (LED).
- High quality mixer taps **HANSGROBE**
- Toilet cisterns are built-in to the walls and sanitary ware is wall-mounted. **VILLEROY & BOSH**.
- Shower Screens.
- White vitrified porcelain sanitary ware VILLEROY & BOSH

INSTALLATIONS

Installation of AA/CC

- Two DAIKIN units , one in each floor , which allows to work separately.
- Direct expansion system using ducts.
- refrigerant lines, fiber ducts and grilles.

Heat recovery system with ducts.

- VENTILATION SYSTEM WITH HEAT RECOVERY

Sanitary Hot Water System

- AEROTHERMAL ENERGY SYSTEM EQUIPMENT (ARISTON NUOS SPLIT INVERTER).

Plumbing installation

- Installation of hot and cold water pipes multilayer system.
- Installation of the swimming pool.
- Installation of the irrigation system.

Electricity installation

- Installation of electricity cabling and **outlets for 9,9 Kw.**
- Quality mechanisms **from German brand JUNG**
- Independent circuits for outside illumination being able to use them automatically or manually.
- Independent circuit for the garden.
- Independent circuit for the automatic door
- Independent circuit for the pool.

Telecommunication installations

- Installation of TV sockets in lounge, bedrooms and terrace.
- Will be ready to receive optic-fiber network installation.

- Installation of the internet.
- Installation of satellite

Video intercom installation

- Installation of **two intercoms** (on the ground floor and on the first floor) with cameras which could be used through WIFI and allows to open the door remotely.

ELECTRIC VEHICLE CHARGING POINT

LIGHTING SYSTEM

- LED lighting in all the house, inside and outside.
- Installation of garden lights with automatic control.
- Installation of remote control light in the swimming pool.

ENERGY CERTIFICATION TYPE “ A ”. TOP RATED.

- Maximum energy saving thanks to insulation of walls ceilings and carpentry.
- All villas facing south
- Sun and wind protection by automatic blinds with automatic system to closing and opening to adapt to weather conditions.
- Heat recovery ventilation system to adapt to weather conditions

SWIMMING POOL

- Private pool measuring **7,50x4,00m** made with gunite and finished with ceramic tiles of light colors.
- Down steps.
- Remote control pool lighting
- Shower.
- The system will be ready in case the customer wants to install a heating pump in the future.
- Installation of salt electrolysis system.

PAINTING

- smooth acrylic paint on the ceiling and walls .

PLOT

- Porcelain tiles to the intermediate surrounding of the house.
- Top quality Synthetic Turf.

- Private parking space with charger for the electric car.
- Motorized gate.
- Garden.
- Irrigation system.
- Exterior water taps and shower
- **Main fence (road) FINISHED OF NATURAL STONE IN WHITE COLOUR.**
- Vertical Surface in front door área is **FINISHED WITH HIGH QUALITY PORCELAIN TILES.**

B.-NOT INCLUDED IN THE PRICE

- Whitewoods
- Heating system of the pool. It includes the pre-install.
- Furnitures.
- Curtains.
- Decorative elements
- Any other request not included in the price