

DETAILED QUALITY SPECIFICATIONS

LOS OLIVOS 5

FOUNDATIONS, STRUCTURE, ROOF

- Suspended girders stabilized with reinforced concrete, concrete walls and grid slabs.
- Impermeable membrane with an asphalt sheet and insulated with layers of polystyrene.
- Flat roof covered with decorative stones, and technical area for solar panels

FLOORING

- Caliza natural limestone 60x60 in matt finish
- High quality imported ceramic tiles in Bathrooms and Basement
- Paved driveway

TILING & COATINGS

- Natural Caliza limestone in 60x60 cm pieces throughout the property, including terraces, covered terraces, and interior stairs.
- Garage flooring in grey porcelain stone.
- Showers and sink finished with natural cream Zamora stone.
- The rest of the bathroom finished in plain white
- Facade paint in white colour.
- Interiors: Plastered and painted, with perimeter light beams in bedrooms and living room.
- Perimeter cavities in bathrooms.
- Exteriors: Plastering with cement mortar.
- False ceilings in bedrooms and living room and kitchen
- False ceilings in covered porches/terraces

OUTSIDE & INSIDE CARPENTRY, GLASSWORKS

- Interior carpentry: Interior doors, 2.40m high in lacquered solid wood, with stainless steel handles.
- Exterior carpentry: Natural wood in facade
- Entrance door in lacquered wood with security lock and the whole exterior entrance wall covered in wood.
- Bathroom drawers in lacquered wood

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- Double glazed windows and sliding doors
- Mirrors in bathrooms
- Glass handrails on first floor terrace
- Custom made Bodega in basement with glass feature and temperature control

BATHROOMS & TOILETS

- Bathrooms in Villeroy & Boch in white colour.
- Hydromassage bath in master bathroom.
- Hansgrohe mixer taps.

KITCHENS & LAUNDRY EQUIPMENT

- Danespan custom made kitchen with LED lit up cupboards, marble kitchen worktop
- GAGGENAU appliances
- Laundry equipped with Miele washing machine and dryer, sink and storage furniture

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- Points for telephone and TV in all bedrooms, lounge, kitchen and basement.
- RED wifi
- Sonos system
- LED bulbs in the entire house.
- Video entry phone installation.
- Alarm installation with infra-red detectors in every room. interior cameras
- Exterior alarm system with cameras

AIR CONDITIONING, PLUMBING & VENTILATION INSTALLATIONS

- Air conditioning in basement, ground floor and first floor
- Underfloor heating ground floor and first floor
- Heat pump to power the air-conditioning and underfloor heating.
- Hot & cold air-conditioning with an independent thermostat in each room.
- 300-litres hot water reservoir with solar panels.

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OUTSIDE AREAS, POOL, GARDEN, GARAGE

- Garden light system with LED bulbs.
- Automatic irrigation system with electric timer.
- Swimming pool with interior finish in white ceramic tiles. LED lightning. Antislip, natural stone around the pool.
- Pool heating system
- Property completely finished with Mediterranean style garden

VARIOUS

- Open gas fireplace kitchen/living room, with remote control.
- Glass handrail for internal staircase.
- Exterior railings in steel
- Fully fitted kitchen

URBANIZATION, COMMUNITY SERVICES

- Perimetral closing in white painted concrete wall and black designed iron gate.
- Automatic garage entrance with remote control.
- Exterior pedestrian door and vehicle iron entrance gate, with remote control
- Maintenance and repair of facilities located on the outside.
- Security Surveillance 24 h, with barrier entrance to urbanization.
- Security cameras throughout the urbanization