

FINISHES

FACADES AND ROOFS

- Exterior finishing of the facade with masonry plaster and white silicate paint.
- Flat gravel cover.

WOODWORK

- Wooden front door.
- Connecting doors in oak wood.
- Wardrobes with wooden leaves and lined interior.
- Interior panelling in wood.
- Exterior carpentry in REYNAERS anodized aluminium and double glazing with Climalit low-emission chambers.

FLOORING, TILING AND PAINTWORK

- Interior and kitchen flooring in cream-white natural stone. Bathrooms and toilet flooring in cream-white natural stone. Skirting boards in same material, 7 cm high with 1 cm edging flush to the wall.
- Painting and plating in bathrooms in cream-white natural stone. Countertops made of the same material.
- Flooring of exterior areas and terraces in cream-white natural stone sandblasted.
- Washable smooth plastic interior paint.

BATHROOM FITTINGS

- Villeroy & Boch bathroom fittings.
- Dormbracht chrome taps.
- Hidrobox bath.
- Anti-slip shower base in cream-white natural stone.

KITCHEN

- Furnished kitchen with high and low furniture.
- Appliances GAGGENAU and MIELE.
- Franke sink with single-lever control.
- Silestone countertops.

HEATING AND AIR CONDITIONING

- Climate control using DAIKIN aerothermal heat pumps for air conditioning/heating.

POOL AND POND

- Swimming pool lined with Indian green natural stone 10 X 10. Saline purifying system and lighting installed.
- Pond lined with polyurea waterproofing.

GARAGE

- Covered parking paved with grey cobblestone.

EXTERIOR AREAS

- Street enclosure wall of Casares Stone.
- Enclosure between plots of Casares Stone, metal fencing and vegetation.
- Garden design by Finca Cortesin Landscaping.
- Cobblestone vehicle access.

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Deep foundation of micropiles and reinforced concrete slabs.
- Structure with ventilated reinforced concrete sanitary slab on garden floors and the rest of the structure with reinforced concrete slabs.

FACADES

- Façade of reinforced concrete walls with thermal insulation with projected polyurethane of 45 Kg/m³ density, thermal insulation at the edges of the floor and pillars, air chamber and backing with PLADUR profiles with double plate (18+15mm) with mineral wool acoustic insulation.
- Exterior finishing of the facade with masonry plaster and white silicate paint.

INTERIOR PARTITIONING

- Interior partitions made of Pladur partitioning with double 18+15mm plate with 46mm Pladur profiling with mineral wool inside, 15mm intermediate plate, 46mm profiling with mineral wool inside and double 15+18mm plate. In the case of wet rooms, 70mm profiles and a water-repellent type plasterboard will be used.
- 13mm PLADUR false ceiling.

ROOFS, TERRACES AND PORCHES

- Non-accessible flat roofs on the upper floor and gravel covered roofs on the covered level, with projected polyurea waterproofing and thermal insulation with 45kg/m³ density projected polyurethane.
- Flat terraces with projected polyurea waterproofing and thermal insulation with 45kg/m³ density projected polyurethane.

ISOLATIONS

- A high level of thermal and acoustic insulation is achieved by means of specialised construction systems. Solid structural slabs. Projected polyurethane thermal insulation. PLADUR plasterboard (15mm) with mineral wool filling to prevent sound bridging. Thermal insulation with projected polyurethane in contact with the outside. Anti-impact film under the floor.

PLUMBING, HEATING AND AIR CONDITIONING

- Cross-linked polyethylene (PEX) plumbing system.
- Mechanised internal air-renewal system.
- Climate control using DAIKIN aerothermal heat pumps for air conditioning/heating.
- Hydraulic underfloor heating in the main areas of the house and electric underfloor heating in the bathrooms.

ELECTRICITY AND DOMOTICS

- GIRA system installed.
- Telephone and TV contact points in the living room, bedrooms and kitchen.
- Installation of cables for RJ45 data sockets in the bedrooms and living room, connected to the urbanisation's fibre optic network.
- Domotic system installed consisting of flood detectors, lighting control, climate control, integrated video intercom and water and electricity consumption control.
- Basic lighting in the interior of the house.
- Security and alarm installation connectable to central.

THE PROPERTY DEVELOPER AND WORKS MANAGEMENT RESERVE THE RIGHT TO ENACT CHANGES THAT MAY BE REQUIRED AS A RESULT OF TECHNICAL, LEGAL OR COMMERCIAL DEMANDS, WITHOUT THIS ENTAILING ANY REDUCTION IN THE OVERALL LEVEL OF QUALITY.