

FINISHES

FACADES AND ROOFS

- Exterior finishing of the facade with masonry plaster and white silicate paint.
- Flat roof with polyurea projection. On the top floor, the roof is finished with Portuguese paving stones.

WOODWORK

- Aluminium and glass front door.
- Wooden interior doors.
- Wardrobes with wood sheets and lined interior.
- Interior wood panelling.
- Reynaers aluminium exterior carpentry in white with double glazing with Climalit type chamber with low emission.

FLOORING, TILING AND PAINTWORK

- Flooring in interiors with continuous paving, and skirting board of water-repellent lacquered MDF 7.00 cm high with a pit of 1.00 cm flush with the wall.
- Painting and plating in Thassos marble bathrooms. Countertops of the same material.
- Exteriors and terraces with white Portuguese pavement.
- Smooth washable plastic interior paint.

BATHROOM FITTINGS

- Villeroy & Boch bathroom fittings.
- Dornbracht chrome taps.
- Hidrobox bath.
- Shower tray with continuous pavement.

KITCHEN

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

HEATING AND AIR CONDITIONING

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

POOL

- Swimming pool lined with Gresite material with salt water treatment plant and lighting.

GARAGE

- Covered parking with slab and paving finished in Portuguese paving stone.

EXTERIOR AREAS

- Street enclosure wall of Casares Stone.
- Enclosure between plots of Casares Stone, metal fencing and vegetation.
- Garden design by Finca Cortesin Landscaping.
- Portuguese paving stone 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 of density, thermal insulation at the edges of floors and columns, air chamber and backing with PLADUR with double plate (18+15mm) with mineral wool sound 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 finished in gravel and Portuguese paving stone on the upper floor and finished in Polyurea sprayed on the roof, with polyurea waterproofing and insulation thermal with projected polyurethane of 45kg/m³ density.
- Flat terraces with projected polyurea waterproofing and thermal insulation with polyurethane 45kg/m³ density.

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.