

FINISHES

FACADES AND ROOFS

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

WOODWORK

- Access door to house made of wood and glass.
- Interior doors in lacquered wood.
- Wardrobes with lacquered wood sheets and lined interior furniture.
- Interior panelling in lacquered wood.
- Reynaers anodized aluminium exterior carpentry with double glazing with chamber type Climalit with low emissions.
- Glass railing.

FLOORING, TILING AND PAINTWORK

- Indoor flooring in wood platform, kitchen in natural stone cream bianco, and stoneware porcelain in the basement. Volakas and Thasos marble bathrooms.
- Painting and plating in Thasos and Volakas marble bathrooms on walls. Countertops of the same material.
- Exteriors and terraces with creamy white sanded limestone.
- Smooth washable plastic interior paint.

BATHROOM FITTINGS

- Villeroy & Boch bathroom fittings.
- Dornbracht chrome taps.
- Hidrobox bath.
- Shower tray in sandblasted quartz stone.

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 10x10 cm green glazed ceramic tiles with salt water treatment plant and lighting.

GARAGE

- Covered car park and floor finished with 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 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 made of gravel on the roof floor, with polyurea waterproofing and thermal insulation with 45kg/m³ density projected polyurethane.
- 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.