

# BUILDING SPECIFICATIONS



## FOUNDATION AND STRUCTURE

- Formation of foundation slab and basement walls with fully waterproofed reinforced concrete.
- Formation of waffle slabs made of framed concrete.
- Formation of stairway slab made of framed concrete in the interiors and exteriors.
- 3 Golf view terraces and 1 terrace with views of the main street.



## BRICKLAYING AND ROOFING

- Making of face veneer for facade's closing with ceramic block triple hole.
- Making of cladding and partitions, with light panel framing and electroplating steel profiles.
- Making of cladding and partitions, with anti-humidity light panel framing and electroplating steel profiles in toilets and kitchens.
- Formation of flat trafficable roof in patios, terraces and pool area piscina with ceramic pavement anti-slip.



## CLADDINGS AND PAVEMENTS

- Exterior coating with single-layer mortar and stone-like cladding.



## FLOORING AND TILING

- Large format flooring in home interiors in top quality ceramic pavement.
- Anti-slip flooring on exteriors, balconies, terraces, patios and pool area.
- Top quality ceramic tiling in bathrooms.
- Composite kitchen front tiling.



## INSULATION, PAINT AND DROPPED CEILING

- High efficiency thermal insulation on all exteriors.
- Acoustic insulation with anti-impact sheet in home's pavements.
- Stone rain gutter.
- Removable dropped ceiling for air conditioning machines in bathrooms.
- Dropped ceiling made of laminated plaster of 13mm of thickness in the rest of the job.
- Interior and exterior painting in matte white color.



## CARPENTRY AND GLASS

- Top quality outer carpentry with in graphite gray color with thermal break in rooms with courtyard views.
- Exterior and side fencing in graphite gray lacquered aluminum on a block wall finished with white single-layer mortar.
- Solarium railings in double transparent safety glass.
- Energy-efficient double glazing.
- Graphite gray lacquered aluminum blinds with motorized operation in bedrooms.
- Armored entrance door with security lock and three anchors.
- Indoor crossing doors lacquered in white.
- White lacquered interior carpentry in cabinets.
- Totally finished wardrobes lined siding with hangers, buck and shelves.



## INSTALLATIONS

- Electric mechanisms SCHNEIDER o similar with white buttons indoors and outdoors.
- Downlight lighting included with neutral light points recessed in ceiling inside and outside home.
- Graphite gray appliques on the perimeter of the garden, facade and house back facade.
- Television and phone points in each living space.
- Power outlet and antenna on terraces and garden.



## KITCHEN

- Water connections on terraces and garden.
- 6x3 meter pool with platform and interior lighting.
- Shower columns in pool area.
- Single lever mixer shower faucet chrome steel.
- Top brand white low tank toilets.
- Sinks with one-piece ceramic countertop with furniture included in bathrooms and integrated mirror.
- Shower trays with thermostatic mixer taps, shower screen and rain effect.
- Air conditioning including machine with ducts and thermostat in the living room.
- Aerothermal domestic hot water system with adjustable electric heater and photovoltaic solar panels with a 1.5 kW inverter.
- Kitchen furniture with doors and units in white laminate and wood finish, with push system and integrated handle. Special composite worktop and kitchen front.
- Included kitchen furniture with integrated appliances.
- Top brand electrical appliances included: extractor hood, refrigerator, washing machine, oven, dishwasher, microwave and ceramic hob.
- Single lever mixer tap and integrated sink unit.



## OPTIONALS

Under budget:

- Motorized blinds in all rooms.
- Airzone in air-conditioning.
- Kitchen-integrated wine cooler.
- Pool heating.
- Underfloor heating in bathrooms.
- Backlighting inside cabinets in bedrooms and kitchen.
- Installation of osmosis system with filter in kitchen.
- Pre-installation for electric vehicle charger up to class 2.