

UNIVERSE VILLAS
EL ALBA MEDITERRANEAN RESORT – ROLDÁN, MURCIA
QUALITY LIST

FOUNDATIONS, STRUCTURE, FAÇADE, ENCLOSURES, COVERINGS, ROOFING AND CEILINGS

- Reinforced concrete structure. Reinforced concrete slabs and pillars.
- Combines single-layer mortar finishes with porcelain stoneware cladding.
- Ceramic brick walls, with air chamber and acoustic and thermal insulation according to regulations.
- Inverted flat roofs with anti-slip ceramic paving, waterproofed and with XPS insulation.
- Removable plasterboard false ceiling in bathrooms and continuous plasterboard ceiling in the rest of the house.

EXTERIOR AND INTERIOR FLOORING AND PAINTING

- Outside, top quality, anti-slip, sand coloured porcelain stoneware.
- Inside, top quality sand coloured porcelain stoneware tiles laid with water-repellent adhesive.
- Plastic paint with smooth white finish on walls and ceiling.

BATHROOM CLADDING

- Top quality porcelain stoneware, laid with water-repellent adhesive. In large formats, tiled in white/sand. Hob inside the shower enclosure.

EXTERIOR AND INTERIOR CARPENTRY

- Exterior, in PVC, coloured, with thermal break. Dark grey blinds on all windows and glazed doors.
- Kitchen: Fitted with large capacity wall and base units with melamine finish, doors in white tones combined with wood imitation. Worktop and front panel in Silestone, porcelain or similar, sink under worktop and high spout mixer taps. Appliances included: fridge, raised oven, built-in microwave, extractor fan, and dishwasher built-in. Table top in wood and island/peninsula in Silestone, porcelain or similar.
- Bedroom wardrobes according to project, lined on the inside, with drawer units.
- Wall-mounted vanity unit, mirror and light above the washbasin.
- Interior carpentry lacquered in white with black handles.
- Security entrance door, in the same colour as the PVC on the outside and panelled with white lacquered MDF on the inside.
- Double glazed windows with air chamber according to CTE. Aluminium framed laminated glass balustrade on terraces.
- Sliding glass shower screen on the side of shower trays.

SANITARY FITTINGS AND TAPS

- Wall-hung toilet and seat with cushioned hinge. *Roca* or similar white sanitary ware.
- Chrome-plated steel mixer taps. Rain effect showers.

HEATING, AIR CONDITIONING AND DOMESTIC HOT WATER

- Pre-installation of ducted air conditioning in living room and bedrooms. Installation of air renewal and extraction. Pre-installation for electric towel rails in bathrooms.
- Electric boiler in closed storage room under stairs.
- Outdoor water intakes on ground floor and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical and telecoms sockets as defined by current regulations.
- TV, radio and telephone sockets in the living room/kitchen and bedrooms.
- Pre-installation of cable television. Electronic intercom installation.
- Terraces and solarium with TV points, lighting and sockets.
- Indoor surface or recessed LED lighting (except decorative) and outdoor LED wall lights according to plans.

OUTDOORS AND SOLARIUM

- Private swimming pool with a seat, pre-installation of heat pump and solar pool shower.
- Sewage treatment plant covered with artificial grass.
- Uncovered surface parking space.
- 3 Solar panels 1,5kw.
- Summer kitchen on solarium with sink and fridge socket. Pre-installation for washing machine with aluminium hinged doors and grey granite worktop.
- Water points on ground floor and solarium exteriors.

➤ The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements.

➤ This document is not contractual