

Foundations and Structure

- Reinforced concrete foundations and structure.
Compliance with CTE (Spanish Technical Building Code)

Multifunctional zone

- Underground floor with English patio, ventilation and natural lighting
- Flooring finished with porcelain stoneware, interior wall cladding and ceilings of laminated plaster and paint.
- Pre-installations of electricity, telecommunications, lighting, air conditioning and plumbing for a future bathroom.
- English patio made with non-slip stoneware
- Exterior PVC carpentry, with hermetic sliding doors, motorised blinds on large windows.

Facade and Partitions walls

- Façade enclosure with 11 cm ceramic block exterior partition wall, with thermal and acoustic insulation, in accordance with CTE.
- Interior partitioning and wall and ceiling lining in laminated plasterboard.
- Facade finished according to design combining decorative stone and waterproof single-layer mortar, finished with paint coating.

Roof • Solarium

- Solarium and walkable terraces waterproofed with asphalt sheets and adapted for energy saving by means of insulation according to CTE, and finished with porcelain flooring and skirting board.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.

Flooring and Tiling

- Indoor flooring in rectified porcelain tile.
- Ground floor garden with top-quality, anti-slip stoneware tiles.
- Bathrooms tiled with high quality stoneware tiles and decorative shelf with LED lighting in the bathrooms.

Outdoor Carpentry and Locksmithery

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium shutters.
- Double laminated glass. Motorisation in large shutters is included, with domotic push button integrated in the frame.
- Exterior design garden doors, with lacquered steel profiles.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorised vehicle access door to the garden.

Indoor Carpentry

- Interior wooden doors lacquered in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- Modular wardrobes with folding doors lacquered. Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rack and 19mm board; interior LED lighting.
- Dressing room in master room, finished in "lined textile" colour, with 19mm board, drawers, shelves, clothes rack, trousers pull-out hangers and mirror. LED lighting included. Smoked glass doors with black profiles.

Plumbing, Ventilation, Sanitary ware and SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE.
- Stopcocks in each wet room.
- Installation of osmosis system integrated in kitchen tap.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms.
- Bathroom furniture in lacquered wood, according to design.
- Designer washbasins in Mineral marble or similar material.
- Mirrors with LED lighting.
- Built-in shower taps, with mixer, sprayer and hand shower.
- Built-in washbasin fittings in the bathroom of the master bedroom.
- Shower tray with non-slip treatment in all bathrooms.
- Domestic hot water system for the home by means of aerothermal heat pump with 200-litre storage tank.
- Transparent safety glass shower screens in all bathrooms. Designer partition profiles.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

Electricity and Telecommunications

- Telecommunications and fibre optic installation according to CTE.
- Simon 270 mechanisms or similar ones.
- Spotlights embedded in garden, terrace and solarium's walls to provide ambient lighting.
- Pre-installation of spotlights throughout the house.
- Video intercom. Interior monitor with a 7" colour screen.
- Power line for 7.2 kW electric vehicle charger power supply. Charger not included.
- Pre-installation of electrical line for awnings.

Heating and Air conditioning

- Fiberglass ducts pre-installation for air conditioning. Separate pre-installation in each dwelling's floor for ground and first floor.
- Heating in all bathrooms by means of an electric towel rail radiator.

Pool

- Reinforced concrete pool with Jacuzzi area.
- Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, and glass mosaic tiles.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.
- Pre-installation of heating pump.

Decoration and Painting

- Walls and ceilings' smooth finished with white plastic paint.
- Bathroom ceilings with special anti-humidity laminated plasterboard.
- Upper floor's terrace and solarium railing with safety glass.
- Interior design staircase with lacquered steel profiles and LED lighting around the perimeter of the staircase.

Kitchen

- Designer kitchen units with integrated refrigerator and dishwasher, top units with LED lighting.
- Shock absorber hinges with Blum Motion or similar. Silestone or similar synthetic marble worktop.
- BOSCH electrical appliances are included (induction hob, oven, extractor fan, fridge, dishwasher, microwave, and washing machine)

Solarium

- Pre-installation of plumbing and electricity for kitchen/barbecue.
- Pre-installation of plumbing for Jacuzzi with water supply and drainage
- TV point and socket.
- Ambient lighting, with wall fittings.
- Installation of 2 photovoltaic solar panels, to comply with CTE.

"All the descriptions, measures, specifications, in brief, the entire content of this brochure is subject to variations and modifications by the Legislation, Public Bodies and other Administrations, as well as by the interest of The Developer, who may therefore substitute them by similar or better quality ones".