

MELORA VILLAS - BALSICAS, MURCIA

QUALITY LIST

MELORA VILLAS is a luxury complex of 5 detached villas with private pool. The properties are one-level with garden on the ground floor and large solárium on the first floor that allows the enjoyment of all hours of sunlight, every day of the year.

- High power efficiency thermal isolation for homes with almost zero energy consumption according to the new Basic Energy Saving Document (CTE 2019).
 - High performance acoustic isolation with watertight carpentry and acoustic isolation closures.
 - Summer kitchen in the solarium with plug socket for small fridge, pre-installation for the washing machine and white porcelain sink with sliding doors and worktop in grey granite.
 - White lacquered exterior PVC carpentry with thermal bridge break and double glazing with optimal solar protection and laminated windows to the floor. Sliding doors.
 - Exterior façade with a single layer of white mortar and grey ceramic cladding.
 - Mesh exterior fence with smoked glass over a wall finished in white monolayer.
 - Solarium railings in double security smoked glass, over and in between the walls.
 - PVC window blinds in white.
 - Tile flooring throughout the property, including terraces and large size tiling in bathrooms.
 - Bathroom tiling in crude, except for the shower wall that matches the vanity unit.
 - Vanity unit with mirror and light above the sink. Mixing-tap in chromium steel. White sanitararies from Roca or similar brand.
 - Glass shower screen (clear or matt).
 - Indoor carpentry in white with steel door knobs in black, lined built-in wardrobes with drawers in bedrooms.
 - Kitchen appliances included: built in fridge, oven, integrated dishwasher, ceramic hob and extractor fan.
 - White kitchen cupboards with composite worktop (color to choose) and integrated sink. LED strips beneath the upper cupboards.
 - Aerothermic boiler for hot sanitary water with almost zero consumption system made up of an efficient heater.
 - Pre-installation of air conditioning in living room and bedrooms through ducts.
 - TV and phone points in living room and bedrooms.
 - White electric sockets (Schuko type) with modern design and large white push-button.
 - Lighting design indoors and outdoors. Decorative lights are not included.
 - Power and aerial points in solarium and garden.
 - Water taps in solarium and garden.
 - Private pool with two spotlights and a shower.
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- 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.