

FOUNDATION AND STRUCTURE

- Foundations consisting of reinforced concrete slab and air chamber.
- Structure made of reinforced concrete pillars and solid concrete slabs.

FACADE, PARTITIONS AND CEILING

- FACADE TYPE 1: Outer wall side consisting of honeycomb ceramic brickwork with intermedium coating resistant to filtration and thermal insulation, outer white monolayer mortar coating. Inner wall side consisting of plastered mortar, gypsum board and rockwool insulation.
- FACADE TYPE 2: Outer honeycomb ceramic brickwork coated with intermedium coating resistant to filtration and thermal insulation, and porcelain tiling, model Forest Cognac (22x90mm). Inner wall side consisting of plastered mortar, gypsum board and rockwool insulation.
- Inner partitions made of double gypsum board and rockwool insulation.
- Dropped ceiling of gypsum board along the property and laminated aluminum sheets in ground floor bathroom 2 and top floor bathroom 3.

FLOORING AND TILING

- Interior porcelain flooring, 60x60 format, from the brand Porcelanosa. To choose between:
 - Urban Caliza Nature.
 - Urban Acero Nature.
 - Urban Natural Nature.
 - Vela Natural.
- MDF skirting lacquered in white.
- Exterior porcelain anti-slip flooring, format 44x44, from the brand Porcelanosa, model Bottega Caliza ANT.
- Rectified porcelain tiles in bathrooms, format 31x90, from the Brand Porcelanosa. To choose between:
 - Urban Caliza + Cubik Urban Caliza.
 - Cubik Acero Nature + Cubik Urban Acero.
 - Urban Natural Nature + Limit Urban Acero.
 - Vela Natural + Limit Vela Natural.

PVC AND WOOD CARPENTRY

- Exterior Kormmerling PVC carpentry on windows and doors, with matching shutters in color grey anthracite RAL 7016 in bedrooms.
- Automated shutters.
- Security entrance door Dierre or similar.
- Interior plain doors lacquered in white, matte black hardware.
- Wardrobe doors lacquered in white, with interior lining of melamine board with textile finish grey or similar and LED illumination inside.

PAINT AND WINDOWS

- White washable plastic paint, smooth finish on interior walls.
- Low emissivity double glazing windows with air chamber.

DECKS

- Deck type 1: Inverted deck with gravel protective layer.
- Deck type 2: transitable deck with anti-slip porcelain tiles.
- Roof deck: Inverted deck with gravel protective layer and installations zone

PLUMBING AND SANITARY WARE

- Sanitary ware Porcelanosa consisting of:
 - Sink and suspended furniture, matte black Noken faucet.
 - Suspended toilet and built-in cistern.
 - Large format shower tray Krion Shell.
 - Mirrors and shower screens
 - Bathroom accessories matching with faucets
- Taps in gardens and terraces

ELECTRICITY

- REBT regulations, matte black Jung electric fittings.
- TV, phone and optical fiber installations in living room, kitchen and bedrooms.
- Exterior LED lighting in porch and terraces.
- Interior LED lighting throughout.
- Photovoltaic solar panels pre-installation.
- Pre-Installation Shuko socket for Electric Vehicles.

OTHER

- ACS (hot water) Thermo-solar hot water system.
- Ducted A/C pre-Installation.
- Mechanical ventilation system according to CTE.
- Landscaped garden with artificial grass, palm tree, drip irrigation system and bushes.
- Color choice of kitchen furniture, white or oak:
 - Integrated LEDs.
 - Krion® countertop.
 - Kitchen appliances: Ceiling extractor (Pando), induction hob, integrated oven, microwave and dishwasher, and washing machine from the brand Neff included.

OPCIONAL

- Private pool (4,5m2 x 2m2) 12.000€
- Silestone and marble countertops.
- A/C units: Hisense 5.500€
- Photovoltaic solar panels: 4.500€
- Underfloor heating in bathrooms 1.000€ per bathroom
- Underfloor heating in all the villa 22.000€
- Airslate decoration in living room wall: 2.500€