

17 MAISONETTES WITH SUMMER KITCHEN AND COMMUNITY SWIMMING POOL
POZO DEL ESPARTO, ALMERÍA

RESIDENCIAL LEVANSUR HOME EXCELLENCE is a luxury complex of 17 maisonettes with communal infinity swimming pool, spacious terraces and patios for the ground floors, and solarium on the top floors. Located in Pozo del Esparto (Almeria) on the very first line of the Mediterranean Sea, the properties are of high quality and the best standards.

Structure, enclosures and façade:

- Reinforced concrete foundations and structure, according to execution project.
- Ceramic brick walls, rockwool insulation and plasterboard (or similar) partition walls.
- Façades of combined mortar with paint finish and ceramic tile cladding.

Floor and wall finishes:

- Stoneware floor tiles of your choice inside the property. And non-slipped stoneware on outdoor terraces.
- Tiling with tiles of your choice in bathrooms and kitchen.
- Smooth white paint inside the property.

Interior and exterior carpentry and glazing:

- Security door at the entrance of the property.
- Interior doors lacquered in white.
- Built-in lined wardrobes with drawer units lacquered in white.
- Exterior carpentry in aluminium with thermal break, lacquered in dark grey with double glazing and solar control glass.
- Motorised aluminium blinds matching the colour of the windows.
- Kitchen furniture in white with Silestone worktop (choose colour), with sink and low-flow mixer taps.
- Appliances included: Fridge, induction hob, extractor fan, oven, microwave and integrated dishwasher.

Plumbing installation:

- Roca or similar brand white bathroom fittings.
- Roca or similar brand chrome mixer taps.
- Bathroom furniture with built-in washbasin and mirror with light.
- Floor-level shower tray. Shower screen in matt or transparent glass (of your choice).
- Domestic hot water production by heater with atherothermal system.
- Water connections on terrace and patio or solarium.

Electrical installation:

- Electric underfloor heating in the two bathrooms of the property.
- Niessen, Simon or similar brand mechanisms.
- TV and telephone sockets in all rooms.
- LED lighting on the outside of the property.
- LED lighting in the living room, kitchen, bathrooms and corridor of the property.
- Pre-installation of electric vehicle charging point next to the parking space.

Air conditioning:

- Pre-installation of ducted air conditioning.

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Solarium and ground floor terraces:

- Summer kitchen with three modules and granite worktop. Sink with mixer taps, electrical and plumbing installations for washing machine and mini-fridge (these appliances are not included).
- Down lighting.
- Power sockets and TV points.
- Outdoor shower with cold water, both in solarium and ground floor terrace.

Development:

- Infinity pool next to the seafront promenade in beach area with non-slipped stoneware and artificial grass.
- Walkway inside the development for access both to the swimming pool and directly to the seafront promenade.
- Drinking water tank with pump to supply the properties.

Remarks:

- 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.