

FOUNDATION AND STRUCTURE

- Reinforced concrete structure on floors and pillars

WALLS AND FAÇADE

- Walls with thermal insulation, As per current building regulations (CTE)

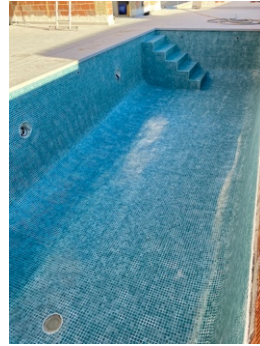


- Exterior finish with white single layer mortar coat with a scraped finish
- Interior walls finished in white plaster and painted white
- Natural stone feature (exterior street side, next to large hall window and bathrooms first floor is finished with natural stone feature)



EXTERIOR

- **Garden:** Standard landscaping finish with artificial grass, plants, 1 palm tree, 1 olive tree and watering system.
- **Fence:** half wall 1m20 same finish as façade + half aluminium fence in antracite color.
- **Pool:** 8 x 3m, tile finish with seating area. Integrated LED lights.



- **Shower:** outdoor shower
- **Sunken Lounge:** integrated lounge



- **Kitchen:** preinstallation for outdoor kitchen
- **Parking :** for 2/3 cars from Avenida Granada (carport not included)
- **Connection :** for jacuzzi on terrace first floor

FLOORS

- Interior and exterior ceramic tiles in the same light grey color, 75x75cm, non-slip

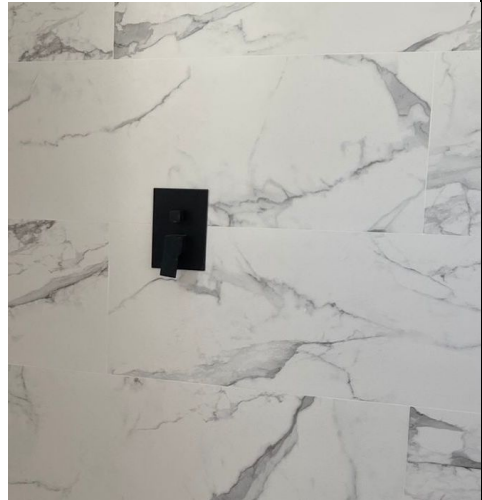
WALL TILES

- Interior ceramic tiles

for exterior



- 30x60cm mat marble look



EXTERIOR CARPENTRY

- Aluminum double glazed windows or sliding doors with thermal break. Color matt antracit
- Motorized shutters for all bedrooms, connected to smart home (no shutters in living room, bathrooms, hallway and basement)
- Security entrance door, exterior will be finished with wood panels



- One aluminum entrance door in plot fencing with intercom
- Three automatic car gates (1 for Avenida Granada, 1 for Avenida Madrid and 1 in the villa)

INTERIOR CARPENTRY

- Interior doors in wood, pantry door in white
- Wardrobes with white washed wooden frame/back and wood color drawers, sliding doors in bedrooms on main floor



- Interior distribution with shelves, drawers and hanger bars, adapted to the dimensions. led light with sensor in wardrobes, plans in attachment
- Walk-in dressing room for master bedroom without sliding doors. Led light operational with light switch, plans in attachment

KITCHEN

- Modern Ibiza style kitchen, additional plans in attachment



- Fitted with base and wall units in wood color, integrated door handle
- Double sink in black, underbuilt, with black kitchen tap
- Compac kitchen worktop (UNIQUE CALACATTA BLACK)



Fully integrated appliances : Smeg induction cooking plate 78cm, island extractor, Bosch oven 45cm, Bosch microwave 45cm, integrated fridge / freezer, integrated dishwasher.

PANTRY

- With connection for additional fridge / freezer

HEATING AND AIR CONDITIONING

- Preinstallation for airconditioning with integrated ceiling air ducts (3 zones : living room, bedrooms ground floor, master bedroom)
- Electric underfloor heating in living room and bathrooms connected to Smart Home system.

BATHROOM

- Walk-in showers with fixed glass screen and thermostatic taps in matt black finish

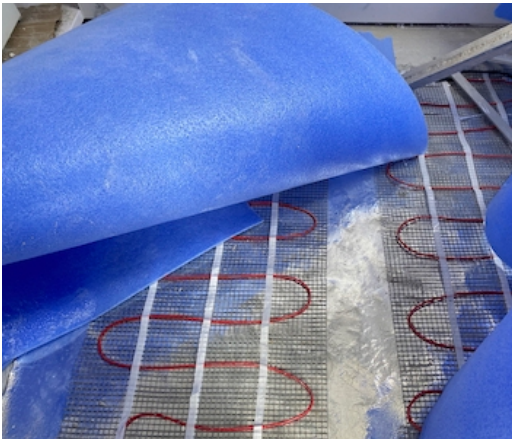


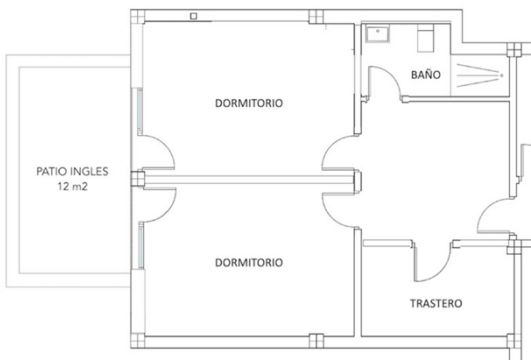


- White toilets Roca (GAP)
- Bathroom Vanity (2 sinks for master bathroom - 150cm cabinet in wood, 1 sink for other bathrooms - 60cm cabinet in wood) with taps in matt black finish



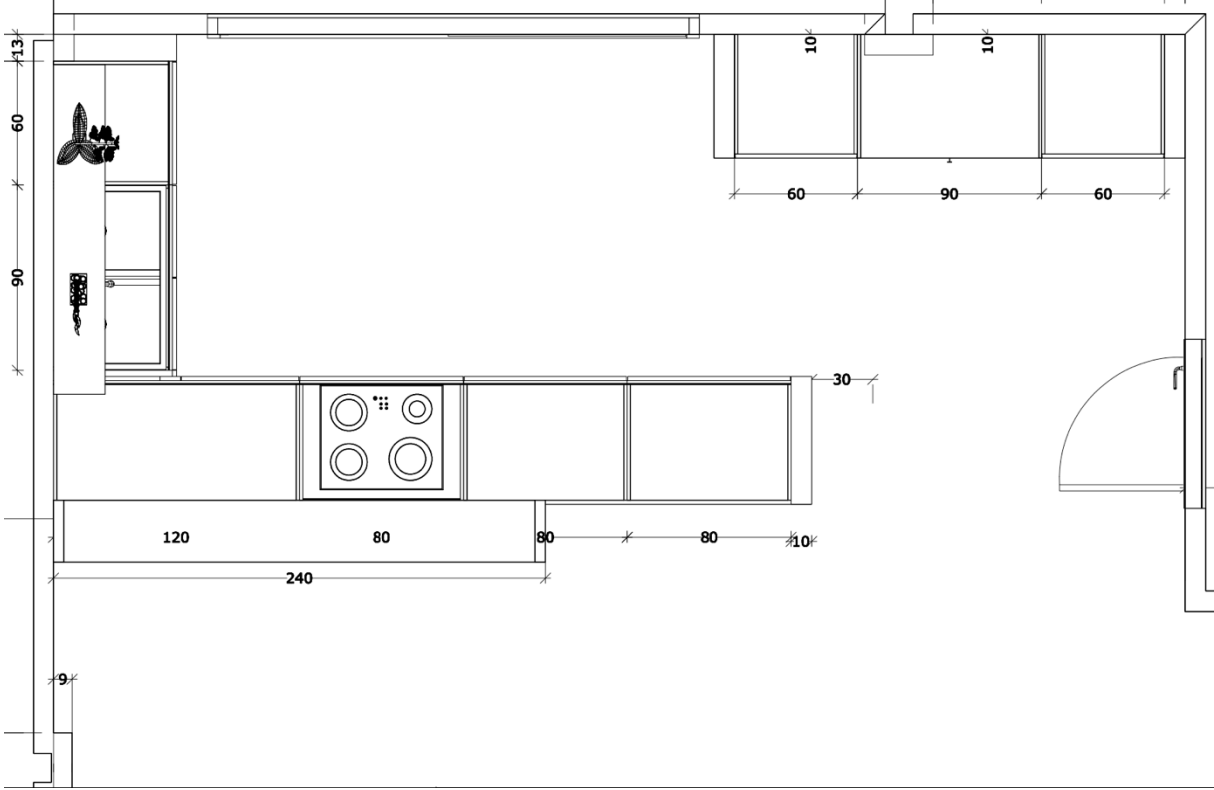
LIGHTS

- Interior lights : indirect light and integrated spots.
- The lights of the main and first floor are connected to the Smart Home eNet.

 <ul style="list-style-type: none"> • Water boiler with aerothermia system. 	<ul style="list-style-type: none"> • 2 ceiling ventilators in living room  <ul style="list-style-type: none"> • Basement : integrated spots or light fixtures <p>Exterior : façade fixtures in black mat finish and garden lighting where appropriate.</p>
<p>EXTERIOR</p> <ul style="list-style-type: none"> • Garden: Standard landscaping finish with artificial grass, plants, 1 palm tree, 1 olive tree and watering system. • Fence: half wall 1m20 same finish as façade + half aluminium fence in antracite color. • Pool: 8 x 3m, tile finish with seating area. Integrated LED lights. • Shower: outdoor shower • Sunken Lounge: integrated lounge • Kitchen: preinstallation for outdoor kitchen • Parking : for 2/3 cars from Avenida Granada (carport not included) • Connection : for jacuzzi on terrace first floor 	<p>SPECIAL INSTALLATIONS INCLUDED</p> <ul style="list-style-type: none"> • Osmosis water filter system throughout <p>Smart Home Technology connected to video intercom, window blinds and shutters, lights</p> 
<p>There is space for an additional bathroom and large room connected to a patio terrace in the basement with water/electricity connections to add a second kitchen or wet bar.</p> <p>This part of the basement with patio can be finished to become a finished recreation room with kitchenette/bar or 2 extra bedrooms, depending on the layout preference of the buyer. The basement bathroom can be finished to the same standard as the bathrooms on the main floor. + 30.000€ (including airconditioning on main and first floor)</p>	

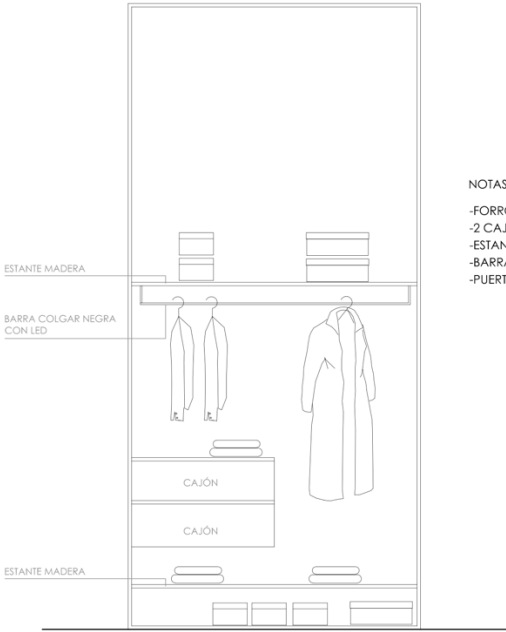
"The descriptions, measures, qualities, in short, the whole contents of this brochure are held to the variations and modifications that the Law, Regulations, Public Organisms and other Administrations introduce, as well as to the convenience of the Promoter that can substitute finishes by others of similar or superior quality ".

PLAN KITCHEN



WARDROBE ENTRANCE HALL

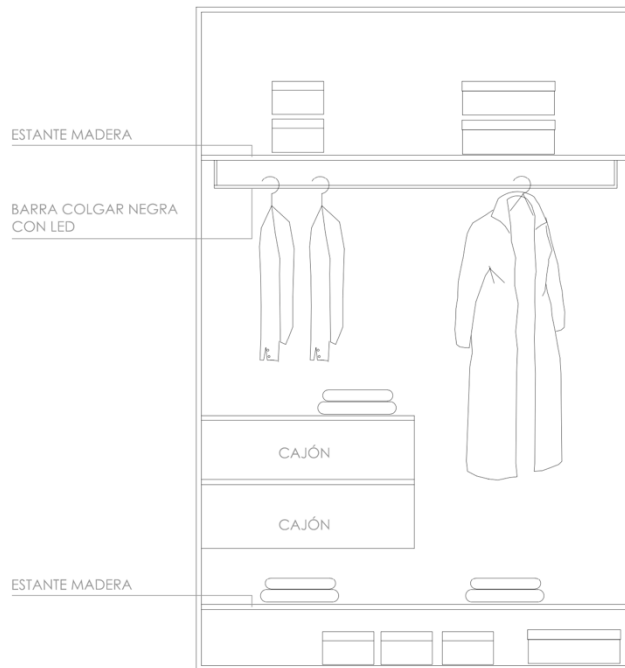
ARMARIO HALL
ENTRADA



- NOTAS
- FORRO ARMARIO MADERA TEXTIL BEIG CLARO
 - 2 CAJONES MADERA IGUAL PUERTAS
 - ESTANTE INFERIOR Y SUPERIOR MADERA IGUAL PUERTAS
 - BARRA COLGAR NEGRA MATE CON LED
 - PUERTAS ABATIBLES

WARDROBE BEDROOMS MAIN FLOOR

ARMARIOS DORMITORIOS 1 Y 2



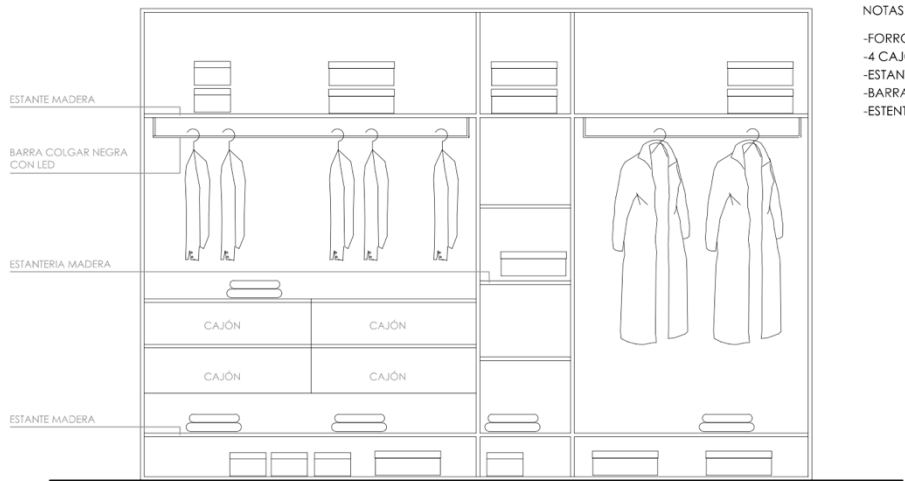
NOTAS

- FORRO ARMARIO MADERA TEXTIL BEIG CLARO
- 2 CAJONES MADERA IGUAL PUERTAS
- ESTANTE INFERIOR Y SUPERIOR MADERA IGUAL PUERTAS
- BARRA COLGAR NEGRA MATE CON LED
- EJEMPLO TIPO PUERTA CORREDERA



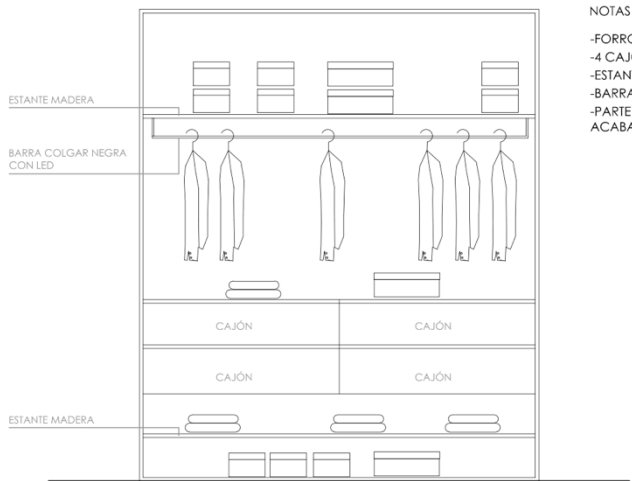
DRESSING MASTER BEDROOM

VESTIDOR DORMITORIO PRINCIPAL



- NOTAS
- FORRO ARMARIO MADERA TEXTIL BEIG CLARO
 - 4 CAJONES MADERA IGUAL PUERTAS
 - ESTANTE INFERIOR Y SUPERIOR MADERA IGUAL PUERTAS
 - BARRA COLGAR NEGRA MATE CON LED
 - ESTENTERIA CENTRAL MADERA IGUAL PUERTAS

VESTIDOR-LADO CABECERO



- NOTAS
- FORRO ARMARIO MADERA TEXTIL BEIG CLARO
 - 4 CAJONES MADERA IGUAL PUERTAS
 - ESTANTE INFERIOR Y SUPERIOR MADERA IGUAL PUERTAS
 - BARRA COLGAR NEGRA MATE CON LED
 - PARTE POSTERIOR ARMARIO ES CABECERO DE CAMA, ACABADO MADERA IGUAL QUE PUERTAS