

VILLA ROBLE - BALSICAS (MURCIA) **BUILDING SPECIFICATIONS / QUALITY LIST**

Villa Roble is a magnificent complex initially consisting of 3 Semi-Detached Villas with individual private pools. They are all ground floor properties with terrace areas and spacious solariums, which will allow you to enjoy sunshine all year round.

- High energy efficiency thermal insulation for homes with almost zero energy consumption according to the new Basic Energy Saving Document of the CTE 2019.
- High performance acoustic insulation with watertight carpentry and acoustic insulating closing elements.
- White ALUMINUM exterior carpentry and double glazing with optimal solar protection and laminated windows to the floor. Folding window in the living room with motorized blind. Remaining carpentry with 2-leaf sliding doors and blinds with straps. Compact with thermal aluminum slats.
- Exterior facade of white and gray single-layer mortar with natural stone cladding.
- Exterior fence of white opal laminated safety glass on a block wall finished in white single-layer.
- Solarium railings in translucent double security glass on and between walls.
- Ceramic tile flooring throughout the property, including terraces, and large-format tiled walls in bathrooms.
- Bathrooms tiled in white, except for the sink wall in wood or black. Bathroom furniture included. Mirror and light above the sink. Recessed shower niche included.
- Black single-handle taps, built-in white sanitary ware from Roca or similar brand.
- Shower screen in matte or transparent glass to choose.
- White lacquered interior carpentry with chrome handles. Built-in wardrobes in the bedrooms and lined with drawer units.
- Black appliances included: Integrated refrigerator, Hob, Integrated dishwasher, Microwave, Oven, and Extractor hood. Installation of 5 wood or similar separator slats (only in house 1 and house 2).
- Kitchen furniture in Toria Walnut + Anthracite Gray or similar colors with Silestone countertop in Black Tebas color or similar. Built-in sink. LED strips under upper cabinets.
- Energy efficient heater for hot water.
- Pre-installation for ducted air conditioning in living room and bedrooms.
- TV and telephone points in living room and bedrooms.
- Simon 82 or similar type mechanisms in white.
- Interior and exterior built-in lighting included, except for decorative lights.
- Power outlet and antenna in solarium and garden.
- Water outlet in solarium and garden.
- Individual pool with bench, access stairs, embedded waterfall in the wall, 1 light inside the pool and shower.
- Artificial grass in the front part of the solarium.
- Summer kitchen in solarium with a plug for fridge and granite or similar countertop.

➤ The selling company reserves the right to make modifications to the works that are officially imposed on it and those that are motivated by technical, legal, or commercial requirements.

➤ This document is not contractual.