

VILLA
Nº8 →GRANADO II

Data Sheet.

VIEWS WOODLAND	TERRACE 55 M²
BEDS 3	SOLARIUM --
BATHS 2+1	POOL 27 M²
PLOT M² 668	CAR PARK OUTDOOR
BUILT AREA 145 M²	PRICE 720,000€
BASEMENT 80 M²	DELIVERY FALL 2021



*THESE IMAGES HAVE NO CONTRACTUAL VALUE! ** **These images are an artistic impresion of the real Project and they are subjected to posible changes because of technical, administrative or legal reasons.

*TAXES NOT INCLUDED ! ** **The areas (m2) shown in this document are approximate and can be modified by the project management, for technical or administrative reasons, without implying any decrease in initial quality expected.

VILLA Nº9 →GRANADO II

Data Sheet.

VIEWS WOODLAND	TERRACE 70 M²
BEDS 3	SOLARIUM --
BATHS 2+1	POOL 38 M²
PLOT M² 598	CAR PARK OUTDOOR
BUILT AREA 148 M²	PRICE 690,000€
BASEMENT 69 M²	DELIVERY FALL 2021



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VILLA Nº10 → GRANADO II

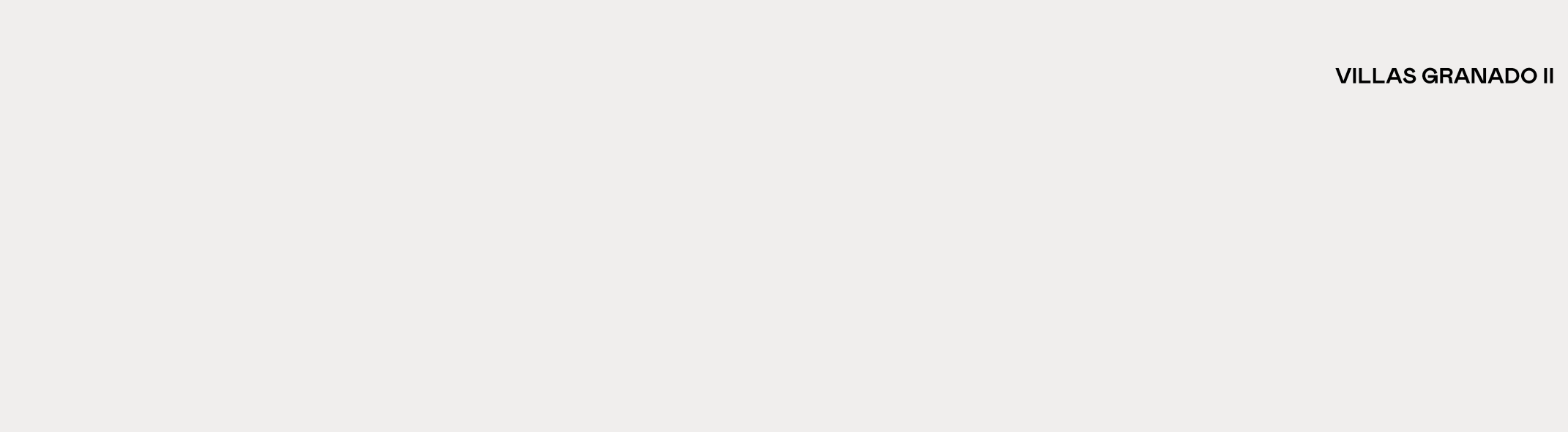
Data Sheet.

VIEWS WOODLAND	TERRACE 70 M²
BEDS 3	SOLARIUM --
BATHS 2+1	POOL 38 M²
PLOT M² 566	CAR PARK INDOOR + OUTDOOR
BUILT AREA 148 M²	PRICE 690,000€
BASEMENT 69 M²	DELIVERY FALL 2021



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VILLA Nº11 → GRANADO II

Data Sheet.

VIEWS WOODLAND	TERRACE 70 M²
BEDS 3	SOLARIUM --
BATHS 2+1	POOL 38 M²
PLOT M² 680	CAR PARK INDOOR + OUTDOOR
BUILT AREA 148 M²	PRICE 695,000€
BASEMENT 69 M²	DELIVERY FALL 2021

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VILLAS

GRANADO II → QUALITY SPECIFICATION

FOUNDATION AND STRUCTURE

- En hormigón armado mediante zapatas aisladas y forjados unidireccionales.

EXTERIOR ENCLOSURE

- Exterior walls composed of four layers of insulation, exterior ceramic brick, air chamber, expanded polystyrene insulation and ceramic brick/thermo clay block, according to the energy efficiency requirements of the technical building code.

ROOF

- Non-passable flat roof with XPS insulation (8 cm) and passable on terraces, with thermal-acoustic insulation and waterproofing.

FAÇADE

- Exterior finishes in white water-repellent monolayer and silicate paint..

INTERIOR PARTITIONS

- Brick clad with “maestreado” plaster coating.

BATHROOM CLADDING

- Top-quality porcelain stoneware according to the interior design.

INDOOR AND OUTDOOR PAVING

- Interior, top quality ceramic tiles with flush skirting in polymer concrete, painted in the shade of the walls.
- Exterior, top quality ceramic tiles, non-slip, of the same range as the interior paving.

INDOOR AND OUTDOOR LIGHTING

- Interior, LED lighting, portholes on the ceiling, white switches throughout the house and plugs according to regulations. LED strip lighting in perimeter fences in areas defined in the interior design.
- Exterior, outdoor wall lamps and beacons in the garden according to the exterior design.

EXTERIOR FITTINGS

- Aluminium fittings with thermal bridge break with European seal, with recessed floor guide in living room and bedrooms with access to terrace. 300 cm high in living room and 230 in bedrooms.
- Automatic roller blinds in bedroom areas.

INTERIOR FITTINGS

- **Kitchen:**
 - Furnished with high capacity tall and low furniture, equipped with a package of kitchen appliances (hood over worktop, induction hob, oven, microwave) of Classification A ++.
 - Kitchen furniture in wood veneer MDF, white matte. Cupboards with interior LED lighting.
 - Sink with aluminium finish.
 - Worktop in Silestone or similar
- **Internal doors:**
 - Lacquered smooth finish wood (special height 230), with designer handles in chrome-finished steel and overlapping flashing.
- **Cupboards:**
 - Folding doors in wood veneer MDF, white matte. Interior finishing of wardrobes with shelves, drawers and hanging bar, adapted to the dimensions, with LED interior lighting.
- **Bathroom furniture:**
 - Designer, fully complete with mirror and included light.

GLAZING

- Double-glazed windows with air chamber, low emission, according to CTE
- Aluminium and glass entrance door, with security lock.
- Fixed glass in bathrooms of height 230 cm.

TOILETS AND TAPS

- Suspended toilets with white built-in cistern, ROCA Brand, with cushioned lid.
- Circular washbasins of BATHCO brand or similar countertop set in furniture according to the interior design.
- Shower tray of the same non-slip paving as the interior flooring (at ground level).
Thermostatic taps finished in chrome
- Single-handle chrome mixer taps, with aerator for water saving.

PAINTWORK

- Smooth, broken white in colour.
- Decorative paper on bedroom suite headboard according to the interior design.

HEATING AND AIR CONDITIONING

- Air conditioning installation (hot and cold) through ducts.
- Pre-installation of electric towel rails in bathrooms.
- Heating system by electric underfloor heating in bathrooms.
- Electric heater with Aerothermal System.
- Domestic hot water recirculation.
- Air renewal installation with heat recovery.

OUTDOORS

- **Swimming pool:**
 - Pool with 27 m² (Plot 8) 38 m² (Plots 9, 10, 11) of water area.
 - Clad in top quality stoneware.
 - LED lighting to be defined in landscaping study.
- **Garden:**
 - standard finishing with automatic irrigation system, lighting and shower, barbecue area and natural stone external paths.
- **Fencing:**
 - Main door with natural stone masonry wall
 - Divisions: metal fence with interior hedge plantation on the house side

SPECIAL EQUIPMENT

- Integrated fireplace in separation cabinet entrance/living room
(only applicable to villas 9, 10 and 11)
- Expandable home automation system with KNX protocol:
 - Control of exterior lights (3 switched on) to generate the simulation of someone at home.
 - Time programming of exterior lights
 - General on/off for the home: Enable/Disable lighting
 - Fixed control screen for individualized control of:
 - External lights
 - Enable/disable lights
 - Water shutoff
 - Technical flood alarms (3 zones) and fire

- Water softener
- Reverse osmosis filter in the kitchen
- Motorized blinds for darkening in bedroom areas.