

## **Quality Specifications Villas Alejandra LUXURY**

**Foundations and Structure:** Reinforced concrete according to CTE (Código Técnico de la Edificación).

**Outer Walls and Façade:** Double ceramic brick walls with air chamber and **XPS insulation**. Ceramic tiles and natural stone coving, monocapa in white.

**Roof:** Flat roof with XPS insulation.

**Inner Walls:** Ceramic brick with plaster finish.

**Flooring and Tiling:** In first quality porcelain stoneware, both inside and outside of the house. Includes garden designed by our landscapers with irrigation system.

**Exterior Carpentry:** Windows in lacquered aluminum with thermal break, dark grey. Quadruple glazing glass with air chamber and sun protection. **Electric shutters** in bedrooms.

**Interior Carpentry:** Doors with **magnetic closure** and lacquered cabinets in white with **soft closed drawers**.

**Bathroom fittings:** **suspended toilets**. Includes bathroom furniture and mirrors with LED backlighting. **Underfloor heating in bathrooms**. Glass screen in shower.

**Plumbing fittings:** Single-lever faucets with water saving system.

**Kitchen Units:** **Fully furnished kitchen** in white gloss or wood color. Quartz countertop. Stainless steel sink. It includes **Induction hob, oven, microwave, washing machine, integrated refrigerator, integrated kitchen hood and integrated dishwasher**.

**Interior and Exterior Lighting:** **LED lighting** throughout the house and plugs according to regulations.

**Paintwork:** Smooth in white.

**Air Conditioning:** **Complete installation** through ducts.

**Swimming Pool:** Dimensions according to dwelling, with steps, blue ceramic tiles and white LED lighting. **Pre-installation for heat pump**.