

3 villas with swimming pool in Calle Chiquita

DESCRIPTION OF THE WORKS & MATERIALS

FOUNDATION AND STRUCTURE

- Reinforced concrete using insulated footings and one-way slabs according geotechnical study.
- Exterior staircase with straight development and reinforced concrete steps. Width 1,05 m
- Interior staircase with straight development and reinforced concrete steps. Width 1,05 m
- Interior staircase with straight development, metal and wooden steps. Width 1,05 m
- Concrete slab at the entrance to the house and at the entrance to the plot as a pergola.
- Concrete wall 25 cm in basement, continuous foundation with floor
- Pool shell 25 cm.

EXTERIOR FINISH

- Facade cladding finished SATE 40 + thermoclay block 14 cm + mortar rendering 1 cm + air chamber 1,5 cm + rock wool 4 cm + hollow brick 7 cm + interior surface finish.
Total thickness : 33 cm.
- Facade cladding finished SATE 60 thermoclay block 14 cm + mortar rendering 1 cm + air chamber 1,5 cm + rock wool 4 cm + hollow brick 7 cm + interior surface finish.
Total thickness : 35 cm.
- Facade cladding finished SATE 100 thermoclay block 14 cm + mortar rendering 1 cm + air chamber 1,5 cm + rock wool 4 cm + hollow brick 7 cm + interior surface finish.
Total thickness : 39 cm.
- Porcelain tiles 11mm + thermoclay block 14 cm + mortar rendering 1 cm + air chamber 1,5 cm + rock wool 4 cm + hollow brick 7 cm + interior surface finish.
Total thickness : 31 cm.

Porcelain tiles: VIVES ATTICO – Model Paris, 60 x 120 cm



ROOF

- Flat not transitable with XPS insulating, with gravel finish. Space for air conditioning installations and pre-installation of solar panel.
- Walkable solarium with porcelain stoneware finish type C3.
- Coping with breastplate coronation in Capri stone.

INTERIOR BRICKS

- Bricks LHD 7cm coated with gypsum plaster + painting.

BATHROOMS COATINGS

- Porcelain stoneware in 1st quality neutral colour.
- Optional: decorative stoneware finish on a wall.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, in porcelain stoneware 1st quality with skirting board in the same material.
- **Exterior**, in porcelain stoneware 1st quality, anti-slip, in the same range as the flooring placed inside.

Porcelain tiles: BALDOCER – Model Asphalt Grit, 80 x 80 cm



INTERIOR AND EXTERIOR ILLUMINATION

- **Interior**, illumination type LED, ox eyes in ceiling, downlights in kitchen and plugs according to regulations.
- **Exterior**, wall lamps in façade and beacons in the garden according to the outside design. Smart electrical point for charging car.

EXTERIOR CARPENTRY

- In aluminium or PVC with European label and thermal bridge break lacquered aluminum RAL 7011. Height 250 cm and 210 cm, according to elevation plans.
- Automatic roller blinds in the sleeping areas and basement floor.
- Awning in living room.
- Entrance door in aluminium RAL 7011 with safety lock.

INTERIOR CARPENTRY

- **Kitchen:**
 - Furnished with lacquered high and low furniture, equipped with a stainless steel sink
 - Induction plate under bench, mixer tap and ceiling A ++ Classification Extractor
 - Silestone type quartz countertop or similar
- **Passage doors:**
 - In wood finished in smooth white lacquered (height 210 cm), with chrome-finished steel design cranks and concealed hardware. Folding and sliding.
- **Cupboards:**
 - White lacquered sliding wardrobe doors. Interior finish of the cabinets with shelves, drawers and hanging bar, adapted to the dimensions.
- **Bathroom furniture:**
 - Design, fully complete with mirror with built-in light.

GLAZING

- In double glazed windows with air chamber, low emission, according CTE.
- Double sliding doors in the living-dining room and kitchen and bedrooms and tilt-and-turn in bathrooms and gallery.
- Translucent glass in bathrooms and gallery.
- Embedded glass railing in solarium and interior staircase.
- Translucent glass fencing in plot enclosure.

SANITARY WARE AND TAPS

- Sanitary ware, including bathroom furniture.
- Suspended and built-in white toilets.
- Countertop washbasin in furniture according to interior design.
- Shower with resin plate and thermostatic tap finished in chrome.
- Chrome-plated single-lever basin mixer with aerator to save water.

PAINTING

- White smooth

HEATING AND AIRCONDITIONING

- Installation of air conditioning through heat pump for ducts, including LG brand machines.
- Airzone system (aircon zoning).
- Electric underfloor heating in bathrooms.
- Electric heater with Aerothermic System.
- Air renewal installation with heat recovery unit.
- Pre-installation of solar panel. (To be determined by promotor)

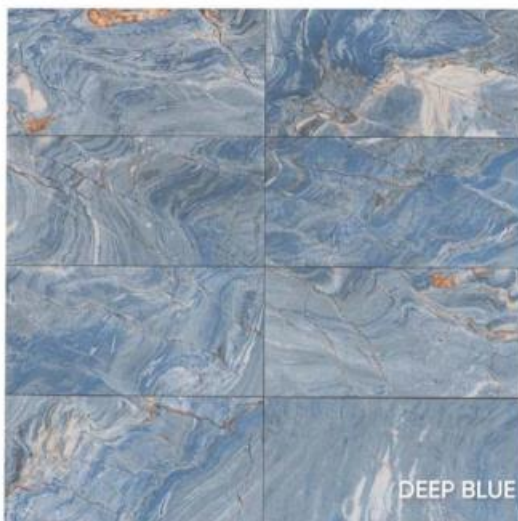
OUTSIDE AREA

- **Garden:** White marble gravel finish, with available starting for gardening, lighting and chill out area and shower.
- **Fence:**
 - Main access facade from public road with a single-layer wall cladding 1.00 m, crowned with Capri stone and 0.60 m glass fence with uprights and steel fittings.
 - Partition walls: 1.50 m painted single-layer coated wall, crowned with Capri stone.
 - Galvanized metal pedestrian access doors and rolling access doors in the same colour as the exterior carpentry.
- Printed concrete in parking area.

SPECIAL EQUIPMENT

- **Swimming pool:** 9 x 3,5m water foil covered with porcelain tiles.

Porcelain tiles: BALI Model Deep Blue



- **Basic Home Automation System (Optional):**
 - Control of exterior lights.
 - General On / Off of the house: Enable / Disable illumination.
 - Fixed black and white control screen for individualized control of:
 - Exterior lights
 - Enable/Disable lights
 - Water cut
 - Technical alarms for flooding (3 areas) and fire.
 - Blinds control
 - Aircon programming
- **Package of household appliances.** NOT INCLUDED (refrigerator, oven, dishwasher, microwave, washer and dryer).

FALSE CEILINGS

- Plasterboard, removable in bathrooms and gallery for registration of facilities.
- At 2.70 meters high in the hallway, bedrooms and kitchen.
- At 2.40 in bathrooms.
- Curtains in bedrooms and living-dining room.

STAIRS

- Interior metal staircase at ground floor with wooden steps. Embedded glass.
- Interior concrete staircase in basement with porcelain tiles. Metal handrail.
- Exterior concrete staircase with C3 porcelain stoneware steps. Embedded glass.

BASEMENT

- Reinforced concrete wall with insulation and hollow brick + interior surface finish.
- Facade cladding with SATE 40 finish + 14 cm thermos glass block + 1 cm mortar plaster + 1.5 cm air chamber + 4 cm rock wool + 7 cm hollow brick + interior surface finish. Total thickness: 33 cm.
- Free height 2.70 m.
- English patio with porcelain tiles C3 and soil for planting.