

SPECIFICATION SHEET

MODEL MENORCA

1. FOUNDATION AND STRUCTURE

- The foundation will be constructed using isolated and/or continuous footings, with strut beams, in accordance with the current structural code and the geotechnical study carried out on flat plots.
- The structure will be based on concrete pillars and reinforced concrete roof slabs, in accordance with the structural code.

2. FACADE

- The façade will be finished with a single-layer coating in white or a color to be determined.
- Enclosure made with:
 - The outer wall will be made of 12 cm hollow ceramic brick.
 - Thermal insulation and/or air gap or chamber, depending on the project's energy study.
 - Interior partition walls made of 7 cm hollow ceramic bricks.

3. ROOFING

- Flat inverted roof, non-trafficable, with thermal insulation and waterproofing, slope formation, vapor barrier, and heavy gravel as a protective finish.

4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock.
- Aluminum or white PVC carpentry with thermal break, electric aluminum or PVC blinds, double glazing, and Capri limestone or similar window sills.

5. INTERIOR CARPENTRY

- Interior doors lacquered in white, with lined frames and flashings, with steel-colored handles.
- Built-in wardrobe up to the ceiling with doors matching the woodwork, integrated machined handles, wood-lined interior with 2 drawers, shelves, and hanging rail.
- Walk-in closet (without doors and according to design) up to the ceiling matching the woodwork, wood-lined interior with shelves, 2 drawers, and hanging rail.
- White PVC skirting board inside the home.

6. PARTITIONS WALLS

- The interior partitions will be made of 7 cm hollow ceramic brick walls, finished with plaster.

7. FLOORING AND WALL COVERINGS

- The flooring can be selected from the customization options available in porcelain stoneware.
- Non-slip flooring on the uncovered outdoor front terrace area.
- The perimeter sidewalk of the villa will be approximately 1 meter wide and will be made of stamped concrete.

8. BATHROOMS

- The flooring and cladding of the vertical walls will be top-quality ceramic tiles according to the customized model to be chosen from the finish options offered.
- White vitrified porcelain sanitary ware and toilet in bathrooms.
- Shower trays with screens (maximum height 1 meter).
- Chrome single-lever taps.
- Bathroom cabinets with built-in sink and mirror. (Cabinet and mirror in 80 cm bathrooms and 60 cm toilets).

9. KITCHEN

- Kitchen equipped with base and wall cabinets up to the ceiling in laminated board with space for future installation of refrigerator, dishwasher, and oven.
- Island with natural granite or similar countertop (depending on design).
- The kitchen countertop will be made of Spanish granite or similar with a space for a ceramic hob and pre-installation for an extractor hood.
- Sink in steel or similar with single-lever taps.
- The front wall of the kitchen will be covered with top-quality ceramic tiles according to the customized model chosen from the finish options offered.

10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal walls.
- False ceilings will be made of laminated plasterboard and in bathrooms with installations, a removable plaster false ceiling will be installed.

11. INSTALACIÓN DE ELECTRICIDAD, T.V. Y TELEFONÍA

- Low-voltage electrical installation with high electricity rating.
- The mechanisms will be top quality, and TV and data sockets will be installed in bedrooms, living room, and terrace.
- The exterior of the facade will have 5 light points for the subsequent installation of wall lights (not included).
- Video intercom with image.
- Low-voltage electrical installation with a high degree of electrification.

12. CLIMATE CONTROL AND HOT WATER

- Pre-installation of air conditioning for hot/cold pump, with distribution through ducts in the living room and bedrooms.
- Domestic hot water (DHW) production system with aerothermal system for energy efficiency, and electric storage heater with capacity according to the size of the home, in accordance with regulations.
- Smoke outlet for fireplace installation in the living room.

13. RENEWABLE ENERGY SOURCES

- Pre-installation of pipes for future installation of photovoltaic panels for self-consumption of electrical energy on a sloped roof.

14. VENTILATION AND EXTRACTION

- Ventilation and extraction system for the interior spaces of the home and kitchen fumes, in accordance with regulations.

15. WASTEWATER SYSTEM

- Connection to public sewer system.

16. PLOT FENCING

- 4.00 m x 2.20 m automatic sliding gate for vehicle access, including motor
- Pedestrian door and pre-installation for light fitting..
- The front fence of the plot will be made of gabion walls and red Alicante stone, at a height of 1.40 m, and the interior of the plot will have a white block wall at a height of 1.40 m.
- Video intercom with image.
- One water point on the plot.

17. SWIMMING POOL

- 6.00 x 3.00 m swimming pool finished in mosaic tiles with white coping and 2 LED spotlights.
- Outdoor shower in the pool area.
- The perimeter of the pool will be stamped concrete.

18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- Latest technology in air conditioning and air quality systems.

19. GARDEN AND AUTOMATIC IRRIGATION SYSTEM

- Water connection and timer, located in a manhole.

SPECIFICATION SHEET

MODEL MENORCA

1. FOUNDATION AND STRUCTURE

- The foundation will be constructed using isolated footings and/or continuous footings under load-bearing walls, in accordance with the current structural code and the geotechnical study carried out on flat plots.
- The vertical structure will be based on reinforced concrete block load-bearing walls or metal pillars, in accordance with the structural code.

2. FAÇADE

- The façade will be finished with a single-layer coating in white or a color to be determined.
- Enclosure made with:
 - The exterior partition walls will be made of 20 cm thick reinforced concrete blocks.
 - Thermal insulation and/or air barrier or air chamber depending on the project's energy study.
 - Interior partition walls made of 7 cm hollow ceramic brick.

3. ROOFING

- Flat inverted roof, non-trafficable, with thermal insulation and waterproofing, slope formation, vapor barrier, and heavy gravel as a protective finish.

4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock.
- Aluminum or white PVC carpentry with thermal break, electric aluminum or PVC blinds, double glazing, and Capri limestone or similar window sills.

5. INTERIOR CARPENTRY

- Interior doors lacquered in white, with lined frames and flashings, with steel-colored handles.
- Built-in wardrobe up to the ceiling with doors matching the woodwork, integrated machined handles, wood-lined interior with 2 drawers, shelves, and hanging rail.
- Walk-in closet (without doors and according to design) up to the ceiling matching the woodwork, wood-lined interior with shelf area, 2 drawers, and hanging rail.
- White PVC skirting board inside the home.

6. PARTITIONS WALLS

- The interior partitions will be made of 7 cm hollow ceramic brick walls, finished with plaster.

7. FLOORING AND WALL COVERINGS

- The flooring can be selected from the customization options available in porcelain stoneware.
- Non-slip flooring on the front outdoor covered terrace area.
- The perimeter sidewalk of the villa will be approximately 1 meter wide and will be made of stamped concrete.

8. BATHROOMS

- The flooring and cladding of the vertical walls will be top-quality ceramic tiles according to the customized model to be chosen from the finish options offered.
- White vitrified porcelain sanitary ware and toilet in bathrooms.
- Shower trays with screens (maximum height 1 meter).
- Chrome single-lever taps.
- Bathroom cabinets with built-in sink and mirror. (Cabinets and mirror in 80 cm bathrooms and 60 cm toilets).

9. KITCHEN

- Kitchen equipped with base and wall cabinets up to the ceiling in laminated board with space for future installation of refrigerator, dishwasher, and oven.
- Island with natural granite or similar countertop (depending on design).
- The kitchen countertop will be made of Spanish granite or similar with a space for a ceramic hob and pre-installation for an extractor hood.
- Sink in steel or similar with single-lever taps.
- The front wall of the kitchen will be covered with top-quality ceramic tiles according to the customized model chosen from the finish options offered.

10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings will be made of laminated plasterboard and in bathrooms with installations, a removable plaster false ceiling will be installed.

11. ELECTRICAL, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with high electricity rating.
- The mechanisms will be top quality, and TV and data sockets will be installed in bedrooms, living room, and terrace.
- The exterior of the facade will have 5 light points for the subsequent installation of wall lights (not included).
- Video intercom with image.

12. CLIMATE CONTROL AND HOT WATER

- Pre-installation of air conditioning for hot/cold pump, with distribution through ducts in the living room and bedrooms.
- Domestic hot water (DHW) production system with aerothermal system for energy efficiency, and electric storage heater with capacity according to the size of the home, in accordance with regulations.
- Smoke outlet for fireplace installation in the living room.

13. RENEWABLE ENERGY SOURCES

- Pre-installation of pipes for future installation of photovoltaic panels for self-consumption of electrical energy on a sloped roof.

14. VENTILATION AND EXTRACTION

- Ventilation and extraction system for the interior spaces of the home and kitchen fumes, in accordance with regulations.

15. WASTEWATER SYSTEM

- Connection to public sewer system.

16. PLOT ENCLOSURE

- 4.00 m x 2.20 m automatic sliding gate for vehicle access, including motor.
- Pedestrian door and pre-installation for light fitting.
- Front fencing of the plot will be made with gabion walls and red Alicante stone, at a height of 1.40 m, and the interior of the plot will have a white block wall at a height of 1.40 m.
- Video intercom with image.
- One water point on the plot.

17. SWIMMING POOL

- 6.00 x 3.00 m swimming pool finished in mosaic tiles with white coping and 2 LED spotlights.
- Outdoor shower in the pool area.
- The perimeter of the pool will be stamped concrete.

18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- Latest technology in air conditioning and air quality systems.

19. AUTOMATIC IRRIGATION AND GARDENING

- Water connection and timer, located in a manhole.