

QUALITIES OF MATERIALS

VILLAS



FOUNDATION AND STRUCTURE

- Foundation based on reinforced concrete sole calculated according to the geotechnical study and according to current seismic regulations.
- Independent reinforced concrete structure per villa complying with the current seismic resistant regulations and is configured by pillars, unidirectional forged and solid slabs on stairs.

Ten-Year Guarantee of material damages that may be caused in the building due to defects or defects that affect the foundation and structure.



COVERS AND TERRACES

- The terraces are walkable.
- Surface finish with top quality porcelain stoneware on terraces.
- roofs are not walkable.
- Thermal insulation with extruded polystyrene panels, extruded polystyrene reflexive in terraces
- Waterproofing with asphalt sheet reinforced with fiberglass.



FACADE

- Nasturtium-type exterior facade with double ceramic brick partition, interior plastering with cement mortar and interior chamber with thermal insulation of 8cm.

- Finish in monolayer or ceramic tile, according to the facade area. Exterior painting.

All the façade enclosures will satisfy the resistance to acoustic and thermal transmissions defined by current regulations.



INTERIOR FOUNDATION

- 7 cm hollow brick internal partition, incorporated plumbing and ready to receive the subsequent plastering or tiling.



CARPENTRY

- **Exterior carpentry** in aluminum with a folding or sliding opening according to the design, guaranteeing the appropriate insulation with breakage of thermal bridge.
- Motorized blinds of aluminum.
- **Interior Carpentry**, with armored entrance door.
- Doors with DM sheets lacquered in white.
- Fitted wardrobes in all bedrooms with sliding doors, covered internally by modular system with hanging bar.



FLOORING

- Interior floors with top quality porcelain tiles and skirting boards of the same material.
- Exterior floors with top quality non-slip porcelain tiles.



INTERIOR WALLS

- Porcelain stoneware tiles in bathrooms.
- Smooth matt white paint throughout the house or similar color.
- False ceiling with smooth finish and two coats of white paint.



GLAZING

- On facades: double glazing type CLIMALIT 4+4/12/3+3 + Planitherm 4s treatment.
- Glass screens in bathrooms showers.

The entire system complies with current safety regulations.



KITCHEN

- Upper and lower cabinets on kitchen wall and base units on the island, white color.
- Worktop with built-in stainless-steel sink and water tap.
- Extractor fan installed.



BATHROOM FIXTURES AND TAPS

- White porcelain bathroom fixtures.
- Washbasins embedded on countertop in bathroom cabinet.
- Showers with glass shower screens.
- Single-lever design taps
- Water outlets on terraces and in the garden.



ELECTRICAL FITTINGS

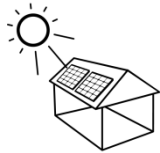
- Electrical installation grade 9, 20kw.
- Switches and sockets throughout the whole house.
- Down lights throughout the whole house.
- LED lighting inside and outside the property.
- Television and internet jacks in living and bedrooms.

All wiring will be housed in non-flame propagating conduits.

INSTALLATIONS



- Installation of **air conditioning and heating** ducts with grilles 2 independent machines Model PANASONIC (dual zones) or similar.
- The property is equipped with pre-installation to contract the air-conditioning system **Air Zone** (Individualized air conditioning system for all rooms).
- Installation of a refresh ventilation turbine system inside the property.



- Photovoltaic panel for 1.5kw energy. Possibility to extend potency (option with cost)
There is the possibility of installing under floor heating throughout the house or by rooms (option with cost).



- Electronic - ecological water filtration system for Nuos in entire property.
- Osmosis in kitchen



- **Video intercom** with central by the main door of access to the complex and / or dwelling, with a monitor interior receiver.



- TV connection in the living room and the 3 bedrooms
- Installation of fiber optic cable and Internet in living room and bedrooms.

VARIOUS

- Fenced enclosure of the plot with block type Split walls.
- Mailboxes cupboard built
- Pool with shower and motor



- Possibility to personalize the house during the first two months of construction process.

NOTE: The Promoter company reserves the right to carry out during the course of the execution of the work the modifications of the project that, officially, were imposed by some competent administrative authority; As well as those that are authorized and are motivated by technical, legal or commercial requirements during their execution, as long as they do not mean a significant alteration of the property.