

QUALITY LIST

Foundations and Structure

- Reinforced concrete foundations and structure.
Compliance with CTE (Spanish Technical Building Code)

Multifunctional zone

- Underground floor with English patio, ventilation and natural lighting
- Flooring finished with porcelain stoneware, interior wall cladding and ceilings of laminated plaster and paint.
- Pre-installations of electricity, telecommunications, lighting, air conditioning and plumbing for a future bathroom.
- English patio made with non-slip stoneware
- Exterior PVC carpentry, with hermetic sliding doors, motorised blinds on large windows.

Facade and Partitions walls

- Façade enclosure with 11 cm ceramic block exterior partition wall, with thermal and acoustic insulation, in accordance with CTE.
- Interior partitioning and wall and ceiling lining in laminated plasterboard.
- Facade finished according to design combining decorative stone and waterproof single-layer mortar, finished with paint coating.

Roof • Solarium

- Solarium and walkable terraces waterproofed with asphalt sheets and adapted for energy saving by means of insulation according to CTE, and finished with porcelain flooring and skirting board.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.

Flooring and Tiling

- Indoor flooring in rectified porcelain tile.
- Ground floor garden with top-quality, anti-slip stoneware tiles.
- Bathrooms tiled with high quality stoneware tiles and decorative shelf with LED lighting in the bathrooms.

Outdoor Carpentry and Locksmithery

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium shutters.
- Double laminated glass. Motorisation in large shutters is included, with domotic push button integrated in the frame.
- Exterior design garden doors, with lacquered steel profiles.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorised vehicle access door to the garden.

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Indoor Carpentry

- Interior wooden doors lacquered in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- Modular wardrobes with folding doors lacquered. Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rack and 19mm board; interior LED lighting.
- Dressing room in master room, finished in "lined textile" colour, with 19mm board, drawers, shelves, clothes rack, trousers pull-out hangers and mirror. LED lighting included. Smoked glass doors with black profiles.

Plumbing, Ventilation, Sanitary ware and SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE.
- Stopcocks in each wet room.
- Installation of osmosis system integrated in kitchen tap.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms.
- Bathroom furniture in lacquered wood, according to design.
- Designer washbasins in Mineral marble or similar material.
- Mirrors with LED lighting.
- Built-in shower taps, with mixer, sprayer and hand shower.
- Built-in washbasin fittings in the bathroom of the master bedroom.
- Shower tray with non-slip treatment in all bathrooms.
- Domestic hot water system for the home by means of aerothermal heat pump with 200-litre storage tank.
- Transparent safety glass shower screens in all bathrooms. Designer partition profiles.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

Electricity and Telecommunications

- Telecommunications and fibre optic installation according to CTE.
- Simon 270 mechanisms or similar ones.
- Spotlights embedded in garden, terrace and solarium's walls to provide ambient lighting.
- Pre-installation of spotlights throughout the house.
- Video intercom. Interior monitor with a 7" colour screen.
- Power line for 7.2 kW electric vehicle charger power supply. Charger not included.
- Pre-installation of electrical line for awnings.

Heating and Air conditioning

- Fiberglass ducts pre-installation for air conditioning. Separate pre-installation in each dwelling's floor for ground and first floor.
- Heating in all bathrooms by means of an electric towel rail radiator.

Pool

- Reinforced concrete pool with Jacuzzi area.
- Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, and glass mosaic tiles.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.
- Pre-installation of heating pump.

Decoration and Painting

- Walls and ceilings' smooth finished with white plastic paint.
- Bathroom ceilings with special anti-humidity laminated plasterboard.
- Upper floor's terrace and solarium railing with safety glass.
- Interior design staircase with lacquered steel profiles and LED lighting around the perimeter of the staircase.

Kitchen

- Designer kitchen units with integrated refrigerator and dishwasher, top units with LED lighting.
- Shock absorber hinges with Blum Motion or similar. Silestone or similar synthetic marble worktop.
- BOSCH electrical appliances are included (induction hob, oven, extractor fan, fridge, dishwasher, microwave, and washing machine)

Solarium

- Pre-installation of plumbing and electricity for kitchen/barbecue.
- Pre-installation of plumbing for Jacuzzi with water supply and drainage
- TV point and socket.
- Ambient lighting, with wall fittings.
- Installation of 2 photovoltaic solar panels, to comply with CTE.