



Structure and Foundations

The property features reinforced concrete foundations and structure in compliance with current regulations (CTE), and incorporates an **anti-seismic system** adapted to the earthquake-resistant requirements of the area to ensure maximum safety and stability.



Exterior Enclosure

Facade combines double ceramic walling, an air chamber, and **high-performance thermal and acoustic insulation**, providing a quieter, more comfortable, and more energy-efficient interior throughout the year. It is finished with scraped single-coat render and paint, as well as ceramic cladding.



Exterior Carpentry

Exterior carpentry in lacquered aluminium with thermal break, fitted with double glazing such as Climalit or similar, and argon gas chamber, ensuring excellent brightness and outstanding thermal and acoustic insulation. The design includes a **large 8-metre balcony door with recessed rails for a seamless floor surface**. All shutters are motorised and include insulated shutter boxes.



Interior Carpentry

The entrance door is armoured and fitted with a security lock. The interior doors are white lacquered, with **hardware and magnetic latch closing**. Built-in wardrobes, melamine-lined interiors, and include a hanging rail and drawer unit.



Kitchen and Equipment

The kitchen is delivered fully furnished, featuring **modern cabinetry**, a compact deep porcelain cooktop, a stainless-steel sink and single-lever faucet. The kitchen equipment includes an induction hob, which incorporates its own extraction system.



Sanitary Ware, Taps and Plumbing

White vitrified porcelain sanitary ware from leading brands. **Anti-slip shower tray built using the same flooring as the property**, thermostatic shower column according to design, and shower screens. **Vanity backlit with integrated single-lever taps** with water-saving system. Independent shut-off valves for each wet room.



Flooring, Tiling and Wall Finishes

Bathroom walls are tiled in **first-class porcelain stoneware**, while the remaining walls and ceilings are finished in smooth plastic paint. Interior flooring is first-class porcelain stoneware, ensuring durability and an attractive appearance. Terraces, patios, and exterior areas feature **anti-slip paving for greater safety**.



Electricity and Telecommunications

High-quality electrical mechanisms throughout. The property includes data, TV, FM, and telephone sockets in every room except bathrooms. It is equipped with an **Internet-connected video entry system** for remote viewing and access control, allowing convenient opening of the property entrance even when away. **Underfloor heating is provided in bathrooms**.



Energy Efficiency, Ventilation, Air Conditioning and DHW

The property holds an **'A' energy rating** thanks to the building envelope and insulation. Pre-installation for ducted air conditioning throughout the property. Domestic hot water (DHW) and ventilation are integrated within an aerothermal system, optimising energy consumption and ensuring a more sustainable home.



Partitions and False Ceilings

Interior partitions are built using ceramic brick rendered with plaster, while false ceilings are **constructed in plasterboard (pladur)** or removable panels depending on installation requirements.



Swimming Pool and Garden

The property benefits from an open outdoor space including a **private swimming pool** with filtration system and RGB LED lighting, pre-installation for heating, and landscaped areas with native plants and anti-static artificial grass.



Parking Area

The property includes a parking area finished with paving stones within the private plot, and a **motorised sliding gate**, ensuring convenience and vehicle security.