

Building Specifications

Foundation and Structure

- Foundations constructed with reinforced concrete elements in accordance with current building regulations.
- Load-bearing reinforced concrete structural system, inspected and certified by an approved independent technical control body.

Enclosure and Partition walls

- External walls constructed with ceramic brick masonry and thermal-acoustic insulation
- Interior partition walls constructed with a plasterboard system and internal insulation.
- Façade finished with a monocouche render combined with stone-effect porcelain cladding, according to the architectural design.

Covers

- Inverted flat roof with thermal insulation and waterproofing.
- Gravel finish on non-trafficable roofs and rectified porcelain stoneware paving on trafficable terraces.

Exterior Carpentry

- Aluminum carpentry wind resistance and thermal bridge break.
- Double glazing with argon-filled cavity.
- Thermal aluminium roller shutters:
 - Motorised in bedrooms (included)

Interior carpentry

- Reinforced entrance door to the home.
- Floor to ceiling interior doors in lacquered MDF or wood finish.
- Built-in wardrobes in all bedrooms:
 - Customisable interiors.

Floor and Wall coverings

- Interior porcelain tile flooring.
- Non-slip exterior flooring.
- Bathroom wall tiling in large-format porcelain tiles, with a selection of finishes available.

Bathrooms

- Fully fitted bathrooms, including:
 - Wall-mounted vanity unit with illuminated mirror.
 - Resin shower tray.
 - Tempered glass shower screen
 - Wall-hung sanitary ware.
- Concealed wall-mounted taps and fittings, including:
 - Rainfall shower head
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Plumbing

- Plumbing installation using cross-linked polyethylene (PEX) piping.
- Domestic hot water production via:
 - Aerothermal heat pump system (included)

Kitchen

- Fully fitted kitchen, including:
 - Modern modular cabinetry with integrated handles.
 - Wotop
- Integrated appliances (Bosch, Balay, Siemens or similar):
 - Refrigerator
 - Freezer
 - Oven
 - Microwave
 - Dishwasher
 - Induction hob
 - Extractor hood or integrated filtration unit
- LED lighting installed beneath wall cabinets.

Electrical Instalation & Lighting

- Electrical installation in compliance with current regulations
- Premium quality electrical fittings and switches.
- Video intercom system with Wi-Fi connectivity.
- Interior lighting package included, featuring:
 - Recessed LED downlights
 - Indirect lighting with integrated LED strip lighting
 - Basic exterior lighting included
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Energy efficiency and climate control

- Aerothermal energy system for the production of domestic hot water (DHW)

Outdoors

- Private swimming pool with porcelain finish and integrated lighting.
- Saltwater pool.
- Artificial grass landscaping throughout the plot.
- Perimeter boundary fencing.
- Safety glass balustrades.
- Included:
 - Automated vehicle access gate.

Extras (price to be confirmed)

- Ducted air conditioning system with individual room/zone temperature control.
- Aerothermal underfloor heating system.
- Fully fitted laundry room located in the storage room, including:
 - Built-in cabinetry
 - Washing machine
- Swimming pool heat pump.
- Thermal swimming pool cover.