



Facades and Structure

Reinforced concrete structure. The foundation is built with reinforced concrete footings. The facade enclosure consists of a 12 cm thick thermoacoustic ceramic brick with air chamber and PUR insulation and the exterior side a combination of masonry natural stone finishes and water repellent scraped mortar in white colour.



Roofs

There are trafficable inverted roofs with artificial grass finish in the solarium area and gravel finish in non-trafficable area.



Insulation

The villa's external insulation takes the form of EPS insulation and mineral wool. Extruded polystyrene roof insulation.



Bathrooms and Equipment

Suspended toilets, walk in shower trays with glass screens, vanity unit and LED mirrors and Duravit brand built in shower faucet. Possibility of choosing between different finishes of tiles.



Interior Partitions

The interior separations are plasterboard walls with mineral wool insulation and a white painted finish.



Plumbing and Electricity

Strictly complying with the Technical Building Code.
Pre-installation of a charging point for electric vehicles.
TV, water, and electricity connections on the porch and solarium.
Osmosis system for drinking water integrated into the kitchen.



Air Conditioning and Domestic hot water

Pre-Installation of ducted air conditioning and hot water by aerothermal energy.



Lightning

LED spotlights inside and LED strip on the perimeter ceiling of the house.



Coverings And False Ceilings

The walls and ceilings are finished with plasterboard and painted with smooth matte paint. The only exception is the kitchen, where the same material as the worktop is used. The bathrooms are lined with ceramic tiles in the same model chosen for the floor.



Flooring

The inside flooring consists of porcelain stoneware. The same material is used for outside area, but with non-slip and anti-freeze treatment. Possibility of choosing between different finishes of pavements.



Interior Carpentry

White lacquered interior doors with black metall fittings. White lacquered built-in wardrobes with drawers, shelves and hanging rails.



Kitchens and Appliances

The kitchen is complete with high and low kitchen units.
Compact stone worktops and fronts.
Hansgrohe stainless steel sink and tap.

Appliances Johnson Brand included: oven, microwave, induction hob with integrated extraction system, built-in dishwasher, built-in fridge-freezer, wine cellar are included and wasing machine.



Exterior Carpentry and Glazing

Lacquered aluminium carpentry with thermal break using Climalit glass. Colour Graphite. There are tilt and turn doors or sliding doors depending on the place. Automated aluminium blinds in living-room and bedrooms.



Landscaping

Each villa will be delivered with carefully mediterranean-style landscaping featuring native trees, shrubs and hedges such as olive trees, pomegranates, citrus trees, jasmine and aromatic plants.

All of this will be provided with a drip irrigation system for easy maintenance and low water consumption. Private pool 3x7,80 with outside shower.