

QUALITY SPECIFICATIONS

01

General Construction

Reinforced concrete structure.

Cavity wall enclosures with interior laminated plasterboard lining

Interior partitions of laminated plasterboard on galvanised steel profile structure, with thermal and acoustic insulation, water resistant in bathrooms, toilets and kitchens.

Waterproofed and thermally insulated roofs and terraces, finished with high-quality ceramic paving.

Covered terraces on the ground floor and pergolas with safety glass railings on the first floor.

02

Equipment

Private swimming pool with salt chlorinator purification and pH dispenser.

Two parking spaces with automatic opening and remote control.

Pedestrian access through video intercom.

Fully fenced plot around its perimeter.

Private gardens with native landscaping.

BRAND electric lift or similar.

03

Exterior Coatings

Plastered with waterproof mortars.

High-quality exterior paint finish.

Some exterior walls clad with plaster or stone

04

Kitchens

Kitchen flooring with the same material as the rest of the house.

Designer kitchen with large capacity high and low cabinets. Manufacturer INKO or similar.

Compact material countertop.

Fully equipped kitchen with induction hob, oven, microwave, American fridge-freezer, built-in dishwasher and ceiling-mounted smoke extractor.

MIELE appliance

Laundry Room

Laundry room with large capacity high and low cabinets. Manufacturer INKO or similar. Compact material countertop. Equipped with washing machine and dryer.

MIELE appliances or similar.

05

Exterior and Interior Carpentry

(Note: Verdana specifies wood carpentry, European system, natural oak finish.

This section covers complementary glazing and sun protection specifications not detailed in the original quality report.)

Wooden double glazing in different thicknesses depending on the size.

External textile sunshades for sun protection.

Pre-installation for motorised curtains.

Wooden doors interior floor to ceiling

Cabinets for dressing in all bedrooms

06

Facilities

Air Conditioning, underfloor heating and Ventilation

Heat pump unit per floor (ground and first floor).

Indoor unit for each bedroom and living room.

Rectangular fibreglass ducts lined on the outside with aluminium foil, BRAND type or similar.

Automated dual-flow ventilation with efficient filtering and energy recovery.

Hydraulic underfloor heating on groundfloor.

Electric underfloor heating in bathrooms.

Plumbing and Sanitation

Drainage network in PVC pipes, series B for drains and downpipes in soundproof PVC.

External drainage in underground PVC SN4 network.

Hot and cold water distribution with cross-linked polyethylene pipes inside the home, lined with insulating shells.

Domestic hot water production through aerothermal heat pump.

Water outlets on terraces.

Garden irrigation.

All supplies for the bathrooms , Grohe or similar

Electricity – Television – Telecommunications

(Note: Verdana's switch and socket mechanisms are Jung LS990 in Ivory White finish, as per the original quality report.)

Electrical panel located inside the installation cabinet within the house, with space reserved for home automation equipment. Three racks have been provided (one per floor) to house the home automation elements.

Luminaires in corridors, kitchen and bathrooms.

Luminaires on terraces and garden.

USB wall chargers in bedrooms and kitchen.

Dimmable LED strips in living room and bedrooms.

Electric towel rail in main bathroom and pre-installation in secondary bathrooms.

Installation for reception of national channels.

TV outlet socket (RF + RI) in living room and bedrooms.

Telephone outlet with RJ-11 sockets in kitchen, living room and bedrooms.

Data outlet with RJ-45 sockets in living room and master bedroom.

Fibre optic channelling.

Photovoltaic solar energy installation as back-up.

07

Home Automation

Advanced installation with:

Lighting control of all LED strips and light outlets, as well as additional ON-OFF controlled circuits in living room and bedroom headboards.

Switching and scenes can be controlled via electric wall devices (keypads, pushbuttons and touch screens), as well as in the APP. It can be installed on smartphones and tablets for both Apple and Android operating systems.

Home remote control via the APP.

General switch-on and switch-off scenes, as well as partial output.

Air conditioning control with thermostat per room.

Garden lighting switch-on and switch-off control.

Thermostat.

Video intercom.

08

Security

CCTV installation on the exclusive internal road of the villas with vehicle access control. All managed from the Gate Building.

Alarm installation by means of concealed channelling with:

- Access keypad
- Infrared presence detectors in rooms
- Outdoor volumetric detectors
- Combined smoke-temperature detectors
- Siren
- Magnetic contact detectors on windows

09

POOL

Infinity pool , Atlas pool with tiles and supplies

Terraces around pool and garden

(Indicative example – subject to availability and budget)

These specifications are given for descriptive purposes only and may be subject to change or modification for technical and legal reasons, or by decision of the project manager, without reducing quality.