



## BUILDING QUALITIES

**FOUNDATIONS:** Reinforced concrete footings and beams.

**STRUCTURE:** Unidirectional, made up of reinforced concrete pillars, flat beams and joists.

**ROOF:** Flat, accessible and passable part, solarium type, made up of exterior porcelain flooring, top quality, and non-passable part with gravel, both with waterproofing and thermal insulation.



## PROPERTY QUALITIES



### MASONRY

- ✓ Façade formed by a double brick wall and a chamber with insulation panels inside, according to regulations.
- ✓ Double hollow brick partitions between rooms.



### ISOLATES

#### THERMAL:

- ✓ Insulation between the ground and the house through a ventilated air chamber, according to regulations

#### ACOUSTIC SHEET

- ✓ Insulation of floors in solariums with acoustic sheet sheets according to regulations.



### FINISHES

**Façade:** Single-layer mortar cladding with a white roller printed finish on the façade.

#### Interior:

- ✓ Smooth paint good look on walls and ceilings, washable, breathable, anti-mildew.
- ✓ Plaster false ceilings in bathrooms, hallway and one bedroom, depending on the type of home.

- All homes have taken out a Ten-Year Damage Guarantee Insurance for the fundamental work in compliance with Law 38/99 of 5 November on building regulations (LOE).
- In the opinion of the technical team, the aforementioned materials will be susceptible to modification by others of similar or superior quality.



## FLOORING & TILING

**Exterior:** Porcelain flooring on the terrace and part of the solarium.

**Interior:**

- ✓ Flooring with polished and rectified porcelain, of the highest quality with large format tiles and skirting boards throughout the house.
- ✓ Top quality tiling in shower area in bathrooms, porcelain tiling in the front part of the kitchen



## CARPENTRY AND GLAZING

**Outside:**

- ✓ Exterior carpentry in anthracite lacquered aluminium RAL 7016 with RPT.
- ✓ Glazing with double glazing and air chamber according to CTE.
- ✓ Solarium railing in the pool area made up of metal guides, with safety glass.
- ✓ Motorized blinds on bedroom windows and living room balcony window.
- ✓ Folding / tilt-and-turn bathroom window without shutter.

**Interior:**

- ✓ Armored security door, grey and lacquered with panoramic peephole.
- ✓ Plain lacquered doors with brass handles and locks in bathrooms.
- ✓ Wardrobes with mezzanine in white lacquered bedrooms.



## FACILITIES

**Plumbing & Sanitary**

- ✓ Interior installation in a home with thermoplastic or other approved pipes and an umbrella system from the ceiling.
- ✓ Top quality sanitary fittings and single-lever taps.
- ✓ Bathroom with furniture.
- ✓ Wall-hung toilets
- ✓ Shower trays in bathrooms.
- ✓ 150 litre athermal heater for domestic hot water.
- ✓ Pre-installation of ducted air conditioning.

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## **ELECTRICITY**

- ✓ Indoor installation with BTICINO type mechanisms or similar.
- ✓ Television sockets in the living room and in all rooms.
- ✓ Telephone jack in living room and bedrooms.
- ✓ Installation for cable TV and antenna.
- ✓ Video intercom

## **KITCHEN**

- ✓ Fully furnished with high and low cabinets, under mount sink with single bass and porcelain worktop.
- ✓ Induction hob with integrated extraction.
- ✓ Porcelain countertop

## **SOLARIUM**

- ✓ Power outlet and TV antenna
- ✓ Water intake.

## **GARDENS**

- ✓ Plot with perimeter enclosure with masonry wall finished in single-layer mortar, metal fence top, with pedestrian entrance gate and door for vehicle entrance lacquered anthracite RAL 7016 colour.
- ✓ Power outlet and Water intake.

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  - In the opinion of the technical team, the aforementioned materials will be susceptible to modification by others of similar or higher quality