
quality specifications

FINISHES

EXTERIORS

The façades have a combination of finishes studied in detail to achieve a harmonious and beautiful architectural design:

- Cement mortar cladding for façades and finishing with top quality exterior paint.
- Decorative tiles on the entrance façade with ALLURE BLACK porcelain from the brand TAU CERÁMICA.
- Ceilings on the ground floor terrace covered with technological wood.
- Lattice of poles to separate the parking from the garden area.

INTERIORS

- Walls and ceilings made of plasterboard system and painted.
- In bathrooms, water-repellent plasterboards partitions with finishes combining tiling and paint.



Façade of the garden area of the house.



Façade of entrance to the house.



View of the ground floor.

FLOORS

INTERIOR

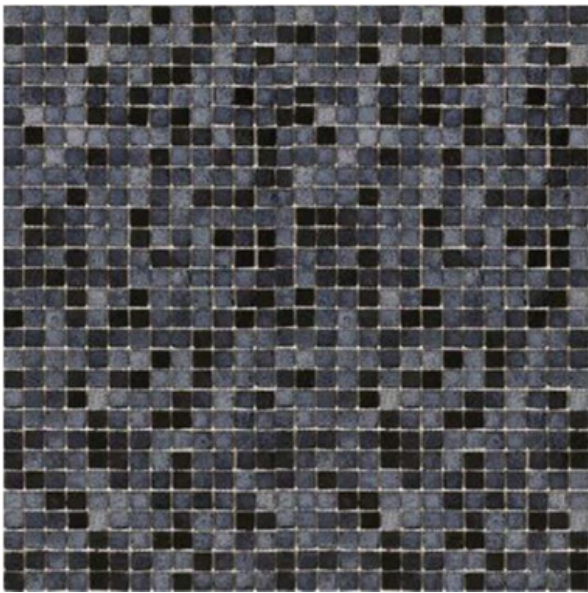
- Large format porcelain material 90x90 cm from the IBERO brand, model LUNE BEIGE on the ground floor and basement. Wooden floating flooring
- PARM.MO.VIL model INVISIBLE OAK 180x15mm, variable length, in bedrooms on the first floor. In the bathrooms of the house, the same flooring is used as in the rest of the house, LUNE BEIGE in 90x90 cm format with anti-slip treatment in the shower area.

INTERIOR

- The same format and model used in the interior is used on the terraces and pool bar, the LUNE BEIGE model of 90x90 cm with non-slip treatment, achieving a feeling of continuity with the interior rooms of the house.
- Perimeter edge of the pool in LUNE BEIGE, as well as the rest of the flooring of the house.
- The pool will be tiled with vitreous mosaic in grey and black tones, from the Hispalit Mosaico brand.
- The vehicle access and parking area will be finished with stamped concrete.



LUNE BEIGE 90x90 cm



HISPALIT MOSAICO



View of the pool-bar area.



View of the dining room.

WOOD CARPENTRY

ENTRANCE DOOR

- Armored entrance door to the house with wooden passage leaf with exterior treatment and a hidden pivot system with travel axis.

INTERIOR PASSAGE DOORS

- Passage doors 82.5 cm wide, from floor to ceiling, with casing on side jambs. Composed of DM board with lacquered finish, in combination with the cabinets, with hidden hinges and magnetic latch, handle in brushed steel finish, with closure in bedrooms and bathrooms.

WARDROBES AND DRESSING ROOM, UECKO BRAND

- In master bedroom, semi-suspended dressing room in DENVER OAK, hanging bars in BRONZE ANODY, drawer fronts in FLOAT BRONZE glass, a drawer with distribution for accessories, inclined shoe racks with glass stop, battened wardrobe sides and lighting with LED strips. Lined in leather with an OTTER finish on the back in modules with drawer units.
- In the rest of the bedrooms, front of ARGO wardrobes finished COCONUT GRAY, ANGLE BROWN handle of 900mm. Interiors in DENVER OAK, hanging bars in BRONZE ANODIZED, drawers and shelves. Individualized details per room: glass shelves and decorative side shelf with BRONZE MIRROR on the back.
- In the entrance hall, PANORAMIC wardrobe front with LIZBON TAUPÉ leather door finish, integrated 750mm handle, perimeter frame and side in SOFT BLACK finish. Wardrobe interior in DENVER OAK. Exterior chest of drawers in SOFT BLACK as a console with drawer front in LIZBON TAUPÉ leather and GREY mirror on the back. LED lighting on the side of the cabinet.

METAL JOINERY

ALUMINIUM JOINERY

- TECHNAL brand aluminum carpentry, or similar, with proven experience and reliability. Minimalist profile with thermal break and double glazing with GUARDIANSUN laminated glass or similar.

RAILINGS

- 8+8 mm laminated glass railings in the Glass U System, or similar, on first floor terraces.
- Laminated glass railings 8+8 mm with button fixings at the edge of the staircase.

VEHICLES ACCESS GATE AND PEDESTRIAN ACCESS DOOR

- Aluminium access doors in vehicle and pedestrian access to the plot, folding or sliding, as appropriate.
- Automatic opening system synchronized with access control and video intercom of the house.



Images of TECHNAL aluminium joinery.



Master bedroom dressing room.

BATHROOMS

TILING

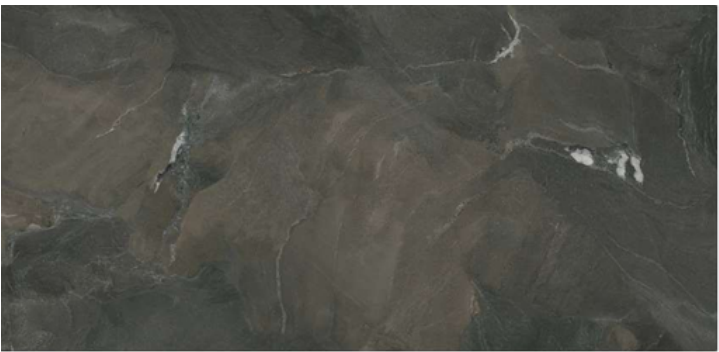
- In the MASTER bathroom, IRONSTONE BLACK porcelain in the main front and LUNE BEIGE in the rest of the shower.
- In SECONDARY bathrooms, LUNE BEIGE porcelain in main front and shower.

FURNITURE

- In the MASTER bathroom, LUNE BEIGE porcelain countertop with 20cm skirt and with double sink integrated on BARCOS furniture in BOLAÑOS 220 color, with double drawer unit, thus creating an elegant contrast of shades. In SECONDARY bathrooms, LUNE BEIGE porcelain countertops with ACEREX countertop washbasin in BLACK PVD FINISH, AD furniture in LAGON MESURA finish with a drawer. In the TOILET, ARENA countertop sink and furniture finished in ARENA tone. Rectangular mirrors in all bathrooms, except in the TOILET, which will be round. All of them with perimeter backlighting and home automation-controlled ignition.

BATHROOM SHOWER SCREENS

- In the Master bathroom, the shower screen will be the BLACK model from floor to ceiling.
- In Secondary bathrooms, the bathroom screen will be the BLACK FOLDING + FIXED model with BRUSHED BLACK finish profiles.



IROSTONE BLACK 280X120cm



LUNE BEIGE 90X90cm



Master bathroom design.



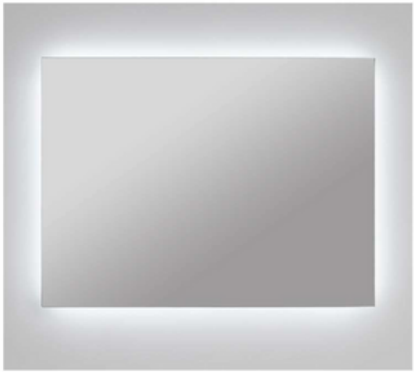
BOLAÑOS finish for master bathroom furniture



LAGON MESURA finish for furniture in secondary bathrooms



WashbasinACEREX NEGRO PVD



Backlitmirror.

BATHROOM

MASTER BATHROOM FITTINGS

- The taps are designed in the CIRCLE ONE collection of the GATTONI brand with a
 - BRUSHED STEEL finish.
 - The sink taps will be wall-mounted.
- In showers, a thermostatic built-in shower set is used, with a handheld showerhead and a fixed square wall showerhead.

SECONDARY BATHROOMS FITTINGS

- The rest of the taps are projected in the CIRCLE ONE collection of the GATT brand, in its GA finish.
- The washbasin faucet will be wall-mounted, with spout and independent control.
- In showers, a thermostatic built-in shower set is used, with a handheld shower head and a fixed square wall showerhead.

TOILET FAUCET

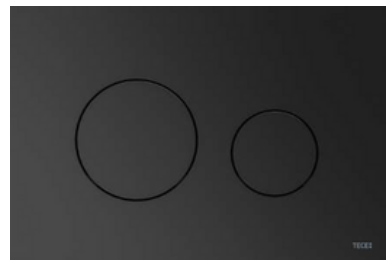
- The bathroom taps will be GATTONI from the CIRCLE ONE collection in its GA finish.



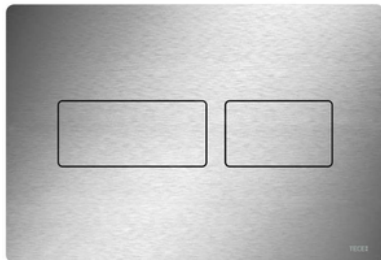
DURAVIT toilet model
ME BY STARCK



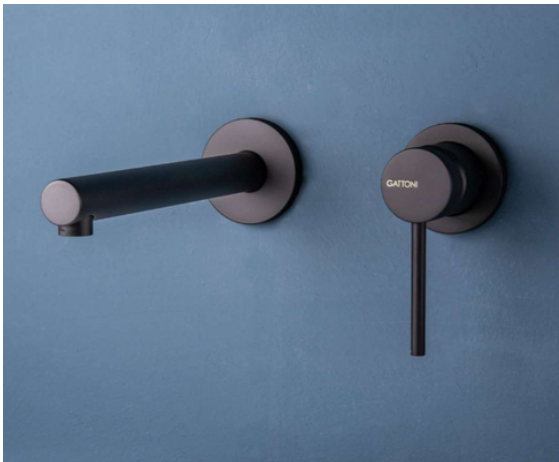
IDEAL STANDARD toilet
model STRADA II



Secondary bath push button
TECELOOP METALLIC GRAPHITE



Master bathroom push button
TECE-SOLID BRUSHED NICKEL



Wall-mounted washbasin faucet GA finish



Wall-mounted shower with built-in
control GA finish

BATHROOMS SANITARY WARE

- DURAVIT brand suspended toilet model ME BY STARCK with built-in tank.
- In the toilet, STRADA II floor toilet by IDEAL STARDARD with built-in tank.
- Flush toilet flush plate, TECE brand model TECELOOP METALLIC GRAPHITE in secondary bathrooms and TECE-SOLIID BRUSHED NICKEL in master bathroom.

KITCHEN

KÖK STUDIO, a company specialized in applying genuine materials of the highest quality to its kitchen systems, chosen for their suitability for use, durability and authenticity, without forgetting ecology and the harmony between materials and colors.

The furniture manufacturer SANTOS is chosen, characterized by the optimization of spaces that allows increasing functionality in all areas of the kitchen, making its use easy and functional.

The selected finishes have been a combination of GREY SAND lacquer for the furniture in the work area, and on the island and column area, natural wood finish in AMERICAN WALNUT. The surfaces are highly resistant to heat and moisture, antistatic and insensitive to routine household work.

On the central island, the worktop and the kitchen wall, Pierre Black porcelain tile by EnergieKer is the ideal choice to add a touch of elegance and style. Thanks to the Lappato Naturale surface, this marble-effect tile gives a luxurious and sophisticated look, perfectly adapting to any type of design. Due to its thickness of 2 cm, the Pierre Black tile guarantees resistance and durability over time, keeping its beauty intact even after several years of use.

The kitchen is completed with MIELE appliances, high-performance appliances with a modern design that offer the guarantee of a leading brand in the market.

SANTOS

KÖK
studio

- Induction hob with integrated extractor, KMDA
- 7272 FL-U
- Integrated freezer, FNS 7740 D
- Built-in refrigerator, K 7737 D
- Dishwasher, G 5150 Vi EDST
- Multifunction oven 76L, H7262 B
- 45cm microwave, M7244 TC
- 14cm Gourmet Plate Warmer, ESW 7010
- Washing machine, WWB 680 WCS load 8kg

The Miele logo is displayed in white, bold, sans-serif font on a solid red rectangular background.

FACILITIES

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation according to R.E.B.T.
- Sockets and switches designed according to the architecture, offering great flexibility and functionality.
- DTT antenna, TV sockets and RJ-45 sockets, internet type for digital platforms. Wifi installation throughout the house, with signal repeater on each floor and outdoor terrace on the ground floor.

VIDEO INTERCOM. ACCESS CONTROL SYSTEM

- Individual IP video intercom module modular outdoor with 1 call button in each home.
- IP Indoor Console with touch screen for IP Wifi video intercoms.

AIR CONDITIONING, HEATING AND VENTILATION

- Throughout the house, air conditioning with heat pump system and ducts, independent control per room type AIRZONE integrated into the home automation. Underfloor heating on the ground floor and first floor, by aerothermal system, except in all bathrooms, where the underfloor heating will be electric. Control system integrated into home automation with independent thermostats by zones. Mechanical ventilation with duct and extractor system that ensures optimal indoor air quality in compliance with the DB-HS3 Technical Building Code.

WATER SUPPLY, DOMESTIC HOME WATER AND IRRIGATION

- Water supply in the home through a 1,000-litre tank and pressure group.
- Production of DHW by aerothermal system.
- Water treatment system with salt softener.

LIGHTING

- Neutral lighting project that guarantees the correct lighting of each room, by means of adjustable luminaires, where appropriate, which allow the creation of lighting scenes, integrated into home automation.

AN ELECTRIC VEHICLE CHARGING POINT

- An electric vehicle charging point in the parking area.

HOME AUTOMATION SYSTEM

- Home automation control system with KNX equipment for air conditioning/heating and lighting control. Control is carried out both from elegant and customizable controls in the home, and from mobile devices through its App, compatible with Android and Apple.



Living room decoration proposal

OUTDOORS

GARDEN AND IRRIGATION

- Landscaping according to the existing landscaping project.
- Automatic irrigation system in areas with sprinklers in lawns and drip irrigation in landscaped areas.

PARKING

- Access to each villa with pedestrian and vehicle gates.
- Covered parking on the ground floor for two vehicles with one charging point for electric cars.

POOL-BAR

- A covered recreational area with pre-installation for a kitchen/bar is planned on the ground floor terrace next to the pool.

SWIMMING POOL

- Rectangular pool of approximately 56m2, connecting the house with the garden.

EXTERIOR LIGHTING

- Lighting throughout the exterior of the house with beacons, spotlights and wall lights integrated into the lighting system and home automation control of the house.

SECURITY SYSTEM

- Comprehensive security project for the villa. The homes will be equipped with a microprocessed bidirectional alarm centre with total or partial programming, alarm receiving centre, GPRS and IP module. Presence sensors in all rooms and siren. The arming and disarming of the alarm will be integrated into the home automation and can be operated from the keypad in the home or the App. The alarm system is also equipped with a flood sensor in the installation room.
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View of the terraces.



Image of the garden.

OPTIONAL

BASEMENT

The basement will be floored like the rest of the house, with walls and ceilings in painted plasterboard, ceiling lighting, electrical installation and forced ventilation system. It will include the following rooms,

- Facilities room
- Laundry room
- Bathroom
- Open-plan basement
- Two English floor-standing patios with sliding doors.
- Lift with 3 or 4 stops depending on whether the SOLARIUM option has been chosen



Basement decoration proposal



Solarium decoration proposal

OPTIONAL

SOLARIUM

- Access to the solarium through the complete core of stairs and elevator, being integrated as one more floor of the house.
 - Elevator with 3 or 4 stops depending on whether the BASEMENT option has been chosen.
 - Glass railings on the front of the terrace leaving free views of the garden area.
 - Pergolas on deck in kitchen/barbecue area and dining area.
 - Outdoor kitchen and/or barbecue facilities, lighting and power sockets.
- Ground-level swimming pool with perimeter bench overlooking the garden of approximately 14.50m2.
- Entertainment area for sun loungers or terrace furniture overlooking the garden.



Bedroom Master. Optional decoration proposal.



Solarium. Optional decoration proposal.



Basement. Optional decoration proposal.

INTERIOR DESIGN

Imagine by marein, has been meticulously designed by the interior design studio **AALTO exclusive design** to meet the needs of all customers. This option is an excellent opportunity to plan the interior design and decoration of the villa. The interior decoration designed by AALTO reflected in the infographics that is not specified in this quality report is not included in the price of

the property (e.g. the kitchen of the Pool Bar, the interior decoration,.....).

AALTO
EXCLUSIVEDESIGN

