

A man with grey hair and a beard, wearing a light blue button-down shirt and light-colored trousers, is sitting on a grey modular sofa. He is holding and reading a book. The room is modern and minimalist, with white walls and warm ambient lighting from recessed ceiling lights and wooden shelves. A large flat-screen TV is mounted on the wall behind him, displaying a dark scene. To the right, there is a yellow armchair and a wooden shelf with decorative items, including a small elephant figurine and a plant. The overall atmosphere is cozy and sophisticated.

YOUR DREAMS BEGIN HERE

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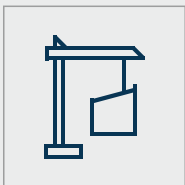
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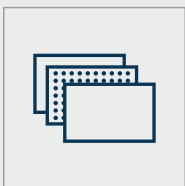


CONSTRUCTION



STRUCTURE AND FOUNDATION

Structure consisting of reinforced concrete pillars and beams with floor slabs made of concrete beams and vaulted beams.



FAÇADE

Façade cladding with maximum thermal and acoustic efficiency, made of an external layer of concrete blocks or ceramic bricks, an air chamber with sheets of stone wool insulation, and an interior layer of ceramic bricks.



MASONRY

The internal partition walls manufactured with ceramic brick and/or sheets of plaster laminated on both sides on a metal frame with intermediate acoustic insulation.

Non trafficable flat roofs, with a layer of concrete to make the slopes, finishes according to quality and a roof apron in its whole perimeter, and a gravel finish.

Pitched roofs of curved Arabic-style ceramic tiles laid with mortar on ceramic barding supported on slope-forming partition walls according to the project.

Thermal insulation of the roof by placing insulating sheets of extruded polystyrene on a waterproofing layer of EPDM rubber.

Thermal insulation of the floor of the house by placing approved insulating sheets on forged steel and covered by a layer of self-levering concrete as the previous step to the tiling.



CLADDING

Wall cladding with water-repellent cement mortar finished with a coat of paint and, depending on the Project, combined with decorative wall cladding as detailed in the Material Selection Form, finished with batestone or ceramic wall cladding.

Internal wall cladding by the application of smooth finished spray plaster with a final decorative coat of plastic paint, combined with wood panelling or vinyl wall cladding.

Continuous false ceiling of laminated plasterboard, PLADUR system or similar.





EXTERIOR CARPENTRY

Exterior up-market carpentry in lacquered aluminium with thermal bridge break, double glazing with CLIMALIT insulation, with solar control glass and low emissivity, according to technical project.

Blinds with roll-up slats of lacquered aluminium matching the exterior carpentry in bedrooms, motorised.

Entrance gate made of aluminium panel with anodised silver finish.

Galvanised iron and glass railing.

Sliding gate with motorized opening for vehicle access. Hinged gate for pedestrian access.



INTERIOR CARPENTRY

Interior doors in solid board with lacquered finish or wood veneer, with hinged or sliding opening, with concealed hinges, according to the plans of the house.

Fitted wardrobes with interior modules equipped with drawer units, dividing shelves and hanging rail.



FINISHED

Kitchen and bathroom walls cladded with top quality ceramic according to the decoration project.

Porcelain stoneware paving in the house, accesses and car park and non-slip porcelain stoneware paving outside the pool terrace.



ELECTRICAL INSTALLATION

Built in electrical installation carried out according to the low voltage electrical regulations, with leading brands fuse boxes, ready to be connected, according to the technical project, with 9,2Kw power.

Electrical mechanisms in white, make Jung or similar quality.

Video intercom system with forwarding to mobile phone.



ALARM

Wireless alarm system with a video monitor.



LIGHTING

Interior direct and indirect ceiling lighting, LED technology according to the house plans. Exterior lighting according to house plans.



PLUMBING INSTALLATION

Hot and cold water installation with built-in piping, made according to the current regulations.



CONDITIONING

Underfloor heating.

System based on an aerothermal heat pump, with high energy efficiency, that will provide all our heating needs via underfloor heating in winter, air-conditioning make Daikin® in summer and hot water all year round or similar quality.

Own apps for air machines.

Mechanical ventilation system in the dwelling by means of installation of a heat recovery unit with flow exchangers for pre-treatment of the renovation air according to the Mitsubishi Electric® brand or comparable quality.



BATHROOMS

Bathrooms are delivered complete with wall-hung toilet, bidet, bathtub and/or extra-flat large shower tray, taps, tempered glass shower screen and worktop with mirror according to project.

Wall unit and illuminated mirror in large bedroom, according to project.



KITCHEN

Kitchen equipped with furniture with integrated handle, Silestone worktop, sink, taps and electrical appliances: fridge, hob, oven, microwave, extractor fan, Siemens dishwasher or or similar quality.



INSTALLATIONS



TELECOMMUNICATIONS INSTALLATIONS

Service connection point with the different connection sockets (TV, TF, TLC, PT).



DOMOTICS

Installation of home automation in the house so that from various Apps on smartphone or tablet devices (ios or android) the corresponding installations can be managed locally or remotely via the Internet. With an Ipad to operate the home automation system.



GREEN ENERGY

Installation of 5.5Kw photovoltaic self-consumption system in the house.

Pre-installation of socket required for electric car charging.



EXTERNAL COMPONENTS

Barbecue with bench (with pre-installation of sink and socket on work surface).

Houses with garden, boundary walls on the plot and hedging of the plot.

Swimming pool according to project.

Vehicle access ramp.

Perimeter pedestrian walkways.