



MASTER SPECIFICATION

STRUCTURE AND INFRASTRUCTURE

Reinforced concrete structure designed by a registered professional, endorsed by the College of Architects and Technical Architects and guaranteed by a 10-year structural insurance policy with construction monitored by independent qualified and registered Quality Controllers.

WALLS, FLOORS AND ROOFS

Cavity walls with hard plaster painted walls internally and insulating render externally painted in colours specified by Desert Springs. High quality porcelain floor tiling throughout. Anti-slip tiling to roof terraces.

WINDOWS AND DOORS

Low-maintenance, aluminium framed and double-glazed windows as shown on the approved Project of Work plans. Solid wood front door fitted with a five-lever mortice deadlock. Modern style wooden doors internally.

GROUND FLOOR LIVING AREA

Different ceiling heights create both architectural interest and a light filled and spacious area and open onto the external terrace with outside power and lighting points.

KITCHENS

High quality fitted kitchen units, with a choice of finishes and stone or Silestone quartz work tops. Quality branded integrated equipment including oven, hob, fridge/ freezer and microwave. The washing machine, tumble dryer and hot water cylinder are fitted in the separate utility space.

BEDROOMS

Include fully fitted, mirrored and lined cupboards with shelves and hanging rails, bedside power points and light control.

BATHROOMS AND EN-SUITES

First quality sanitary ware, single or double basins as shown on the Project of Works, with porcelain or stone floor and wall tiling and a comprehensive provision of bathroom fittings and accessories.

ELECTRICS TELEVISION AND BROADBAND

Main circuit board to meet current regulations. There is a generous provision of ceiling and wall light points and conveniently located power points, some with USB ports, and light switches. Bathrooms have mirror lights installed. TV and FM provision to the living areas and all bedrooms. Broadband through fibre optic cabling installed to router points in lower ground and ground floor.

TEMPERATURE CONTROL

In accordance with current regulations, a mechanical ventilation system to lower ground and ground floor and photovoltaic panels connected to the hot water cylinder are provided. Individually controlled hot/ cold air units will be installed to the living rooms and bedrooms.

SECURITY

Three-point locking systems to all glazed doors and windows and an alarm system are provided as standard.

EXTERNAL AREAS

A standard 8m x 4m skimmer type swimming pool, built at terrace level is included. Perimeter fencing in various materials and finishes, entrance gate, pressed concrete off-street parking and shaded parking bay, private and partially shaded terraces to both sides of the property, external water and power supply and grading of garden and elements of soft landscaping are also included. Design and provision of further hard and soft landscaping is available as an extra.

SERVICES

The property will be connected up for mains water and drainage, electricity, television and broadband allowing the purchaser to contract with the relevant service provider for each supply.

COMMUNITY

A formal Community of Owners under the Spanish Law of Horizontal Property has been formed to maintain the buildings in good condition, to preserve their value and to encourage harmonious relations between owners.