

VILLAS – MODULAR CONSTRUCTION – PHASE I VERA PLAYA – ALMERÍA

STRUCTURE, ENCLOSURES, FAÇADE AND FINISHES:

- Structure and enclosures: VIVO sustainable homes system.
- Façades: combination of single-layer mortar with paint finish and ceramic cladding, according to the design by the Site Management.
- Flooring: choice of gres (60x60 porcelain with 9 cm matching skirting) for interior floors. Non-slip gres (60x60 porcelain with 9 cm skirting) on outdoor terraces.
- Wall tiling: choice of tiles for bathrooms. 60x30 white porcelain on three walls and one wood-look porcelain wall.
- Smooth white paint for interior walls and ceilings.

INTERIOR AND EXTERIOR CARPENTRY, AND GLAZING:

- Security entrance door. Interior doors lacquered in white, Sparta 5 model by Dierre.
- Built-in wardrobes: lined inside, with drawers, white lacquered sliding doors with soft-close. 19mm board.
- Exterior aluminum joinery: RAL 7016 color. Series 75RPT (dark grey) for sliding windows and series 55-60 rpt for casement windows. 30mm overlap and 120 mm shutter guide.
- Glazing: exterior railings in laminated glass 6+6; bedrooms with 3+3 Guardian Sun/10/5mm double glazing with solar control.
- Motorized aluminum shutters in bedrooms, same color as windows.
- Kitchen furniture as per layout plan.
- Built-in appliances: integrated fridge and dishwasher, induction hob, extractor hood, oven and microwave in column.

PLUMBING INSTALLATION:

- Sanitaryware by Roca, Monodin N or similar, in white. Toilet model 'The Gap'.
- Chrome single-lever taps by Roca or similar. Rain-effect shower head, Box model by TRES or similar. Shower tap located at the entrance for convenient activation.
- Bathroom units: integrated basin in countertop and 80x70 cm rectangular mirror. Visobath 80 cm model with two drawers and under-counter basin.
- Custom extra-flat shower tray depending on the dwelling. Transparent glass shower screen.
- Shower niche: placement and size determined by Site Management based on technical criteria.
- Domestic hot water production via aerothermal system heater, 150-liter capacity (Ariston or similar).
- Outdoor water points in the plot and solarium.

ELECTRICAL INSTALLATION AND AIR CONDITIONING:

- Electric towel warmers in both bathrooms.
- Electrical fittings by Niessen, Simón 28 white or similar. Color video intercom.
- TV and telephone sockets in all rooms.
- LED lighting: exterior, living room-kitchen, bathrooms, and hallway. LED strips under high kitchen cabinets.
- Pre-installation for electric vehicle charging point in parking area.
- Pre-installation for ducted air conditioning.

SOLARIUM AND POOL:

- Summer kitchen: three modules with granite countertop, single-lever tap sink, cold and hot water pre-installation, outlets for washing machine and mini fridge, and service socket on countertop (appliances not included).
- Power and TV outlets.
- Pergola area above the summer kitchen on the solarium with solar panels, per Site Management project.
- Swimming pool: two interior lights, heat pump, electric pool cover, roller, and solar shower.

- The selling company reserves the right to make modifications to the works as may be officially imposed or required due to technical, legal, or commercial reasons.
- This document is not contractual.