



**FONT DEL LLOP**

VILLAGE

*Life Begins*

**VILLAS MAKALU III**

**BUILDING  
SPECIFICATIONS**



## FOUNDATIONS

The foundations are made by means of a system of reinforced concrete footings in accordance with the requirements and recommendations of the geotechnical report.

## STRUCTURE

Structural system in compliance with current regulations.

Basement structure using reinforced concrete walls.

General structural system of the house by means of reinforced concrete pillars and beams, and waffle slabs with non-recoverable cassette.

All the metal reinforcements of the structure are joined and in turn connected to an earth ring that diverts any possible charges away from the house.

## ROOF

Thermal-acoustic insulation in compliance with the Technical Building Code, with XPS extruded polystyrene panels and waterproofing with asphalt sheeting on all terraces suitable for outdoor use.

Usable terraces will be finished with non-slip ceramic stoneware flooring.

Non-usable terraces will be finished with white gravel.

On the roof there is a technical area for the installation of antennas, outdoor air conditioning units and solar panels.

## FAÇADE

All façade walls are made in accordance with CTE requirements, using double ceramic partition walls with intermediate thermo-acoustic insulation.

Façade finished externally with white waterproof single-layer mortar, finished with special paint for exteriors, with some of the building's areas featuring walls clad with natural stone masonry.

Balustrades and guttering made of single-piece aluminium, easy to clean and highly resistant to aggressive environments.

Glass railings that do not break the continuity of the views of the golf course.

Part of the terrace on the solarium comes with a wooden pergola that filters the light.

The ground floor has a covered porch and open terraces.

## MASONRY AND INSULATION



Thermal and acoustic insulation in walls, roofs and floors throughout the house in compliance with the requirements of the Technical Building Code.

Interior divisions will be made with single 9 cm thick ceramic brick partition walls. Walls will be finished with plaster.

Ceilings throughout the house with laminated gypsum board, with water-repellent board in exterior areas and bathrooms.

Formation of curtains in windows with laminated gypsum board.

Removable false ceiling in bathrooms where the ventilation and the interior air conditioning unit are installed.

Final finishing of vertical and horizontal walls with smooth plastic paint, washable.

## FLOORING AND TILING



Top quality porcelain stoneware flooring in all the interior rooms of the property.

Top quality porcelain stoneware tiling on bathroom walls.

Outside, non-slip porcelain tiling on porches, terraces and roof.

## JOINERY AND GLAZING



Exterior aluminium carpentry with thermal break in anthracite colour 7016, double glazing with CLIMALIT type air chamber and Guardian Sun on balconies and windows, guaranteeing overall thermal and acoustic insulation.

Motorised blinds in bedrooms.

Double glazed railings with stainless steel profile.

Reinforced entrance door to the house, three locking points, with exterior wood panelling.

Interior doors made of white lacquered MDF, from floor to ceiling, with magnetic latch.

Sliding doors built into partition walls with metal casing.

Built-in wardrobes from floor to ceiling with white lacquered hinged doors and integrated handle.

Lined on the inside with textile melamine.

## PLUMBING AND SANITATION



Shower trays integrated in flooring.

Top quality wall-hung sanitary ware with built-in cistern.

In bathrooms, top quality built-in shower kit with thermostatic taps, with column and handle.

Washbasin on wall-mounted unit in all bathrooms, with top quality taps.

DHW is produced by means of an AEROTHERMIA heat pump, maintaining a 200-litre hot water accumulator with occasional support from an electrical resistance.

Water taps for irrigation on terraces and in the garden.

## ELECTRICITY



Property with high grade electrical installation 9.2kw.

Protected against overcurrent and short circuits.

Interior installation with top quality JUNG or similar brand mechanisms.

The wiring will be housed in non-flame propagating conduits.

TV sockets in living room, bedrooms and terraces.

Data sockets in living room and bedrooms.

USB sockets in living room and bedrooms.

Installation prepared for internet connectivity subject to external connection provider.

Electrical pre-installation for automatic blinds in all the windows of the property.

Pre-installation for alarm.

Lighting design by lighting studio, with LED lights throughout the house, warm light temperature colour 2.700K - 3.000K.

## AIR CONDITIONING



Aerothermal air-conditioning installation by means of ducts, the outdoor unit or heat pump is located on the roof. Calculated for the dimensions of each dwelling.

AIRZONE zone air-conditioning control system in all rooms.

Underfloor water heating by means of the home's own DHW system in all rooms.

## TELECOMMUNICATION



Installation for telecommunications connection according to current regulations.

## KITCHEN



Minimalist kitchen design, with high quality materials.

They will be fully equipped with island, wall and base units, fitted with Blum fixtures and fittings, self-braking drawers and with Gola opening system.

Column area equipped with modulation that houses panelled fridge, column for integration of microwave oven and cupboards for storage.

Porcelain worktop and front.

Electrical appliances included.

Top quality sink and taps.

Washing area formed by column area to house aerothermics, washing machine and tumble dryer, storage space and additional sink.

## SOLARIUM



Two terraces on the first floor and solarium terrace with different areas of use.

Solarium with pergola made of laminated Swedish pine wood treated for outdoor use.

## GARDENS AND SWIMMING POOL



Private swimming pool with 25 m<sup>2</sup> of water surface.

Shower installed for the swimming pool.

Landscaping of the rest of the plot with Mediterranean gardening in a minimalist style, designed around simple and elegant natural spaces, delimited by structural elements and autochthonous plants.

Environmentally sustainable, low-maintenance garden that projects an image of neutral colours integrated into the surrounding landscape.

Installation of drip irrigation network with Wi-Fi activation.

## UNDERBUILD



Communal underbuild with private area consisting of garage area for 2 vehicles, 2 storerooms, 1 room and English patio.

Access with staircase to the interior of the property and possibility of installing a lift with access to all floors of the property.

Reinforced concrete walls with visible finishings.

# CUSTOMIZATION OPTIONS



The following finishes can be chosen in accordance with the Customization Catalogue. Depending on the finishes chosen, these may or may not carry an extra cost.

- CERAMIC FLOORING IN THE HOME AND TILING IN BATHROOMS
- BATHROOM FURNITURE
- TAPS AND FITTINGS THROUGHOUT THE HOME
- KITCHEN FURNITURE FINISH AND MODULATION
- ELECTRICAL APPLIANCES
- WORKTOPS
- BUILT-IN WARDROBES
- INTERIOR AND EXTERIOR LIGHTING
- POSSIBILITY OF INSTALLING A LIFT



**EXTRAS, everything that is not included in this building specifications will be considered an extra. They will only be carried out on request with the prior acceptance of the developer. An estimate will be presented to the client and once it has been accepted and paid for, it will be executed.**

The purchaser gives permission to the developer to make changes and adjustments to the property without reducing the quality, if this is necessary due to technical aspects.



