

# QUALITY SPECIFICATIONS OF MODEL VILLAS WITH PLOT

## Foundations and structure

- Reinforced concrete structure calculated according to the Earthquake Resistant Construction Standard (CE 2021). According to project.

## Masonry

- External enclosures by means of capuchina made up of triple hollow brickwork of 12 cm. thick, air chamber, thermo-acoustic insulation (8 cm) and double hollow brickwork of 7 cm. thick, in accordance with the Technical Building Code.
- Interior partitions of the house made of double hollow bricks 7 cm thick, in accordance with the Technical Building Code.

## Roof

- Inverted passable roof composed of slope formation, 4 kg polymeric asphaltic sheet, 10 cm thick thermal insulation and protection by means of geotextile and washed aggregate, in accordance with the Technical Building Code.

## Cladding, floor, and wall tiling

- Exterior cladding by means of single-layer and stoneware tiling.
- Interior cladding of the house with exposed plaster.
- Interior flooring in first quality stoneware tiles.
- Kitchen and bathrooms tiled with 1st quality stoneware tiles.
- Tiling in the exterior of the house.

## Carpentry

- Security door to access the property, fitted with security fittings and optical peephole.
- Lacquered doors. Stainless steel fittings, 9 cm. straight joint cover.

- Exterior carpentry in aluminium with thermal bridge break, anthracite grey or similar colour with double glazing and aluminium blinds.
- Folding windows in bathrooms.
- Built-in lacquered wardrobes, height up to 290 cm and width up to 380cm. Interior lining.
- Silestone staircase and glass railing with steel profiles.

## **Plumbing**

- Built-in interior installation of reticulated polyethylene piping.
- DHW by means of aerothermal equipment, in accordance with the Technical Building Code.

## **Electricity**

- Installation according to Low Voltage Electrotechnical Regulations and Project.
- NIESEN or similar mechanisms.
- Telecommunications installation according to current regulations.
- Telephone and TV/Internet sockets in living room and bedrooms.
- Intercom installation.

## **Painting**

- Housing completely painted in smooth white paint.

## **Kitchen**

- White lacquered furniture.
- Compact bench or similar and skirting board.
- SILESTONE worktop.
- Sink under worktop and tap.
- Water and electricity sockets for washing machine and dishwasher.

## **Bathrooms**

- Underfloor heating.
- Vitrified porcelain bathroom fittings and mixer taps in anthracite grey.
- Bathroom furniture with mirror and light.

- Shower tray.
- High quality tempered glass screens, finished according to the model of the show floor in grey and anthracite aluminum.

## **Air conditioning**

- Pre-installation for ducted air conditioning.

## **Garden**

- Paved garden area with decorative olive tree.
- Water connection and light point.

## **Other**

- Ventilation throughout the house in accordance with the Technical Building Code, with mechanical extraction in kitchen and bathrooms.
- Acoustic insulation in accordance with the Technical Building Code.
- Thermal insulation in accordance with the Technical Building Code.
- Energy Efficiency Certificate (A) of the dwelling.
- Ceiling height up to 290cm.
- Motorized blinds.
- Communal swimming pool with jacuzzi.
- Children's pool with play area.
- Parking space attached to the villa included.