

SENDA DE LOS FLAMENCOS – SAN JAVIER, MURCIA **BUILDING SPECIFICATIONS / QUALITY LIST**

Residencial Senda de los Flamencos is a luxury complex of 24 terraced villas with a private pool for each house. Homes are designed on one level with terrace areas on the ground floor and a large solarium on the first floor that allow you to enjoy all hours of sunshine, every day of the year.

- High energy efficiency thermal insulation for homes with almost zero energy consumption according to the new Basic Energy Saving Document of the CTE 2019.
 - High performance acoustic insulation with watertight carpentry and acoustic insulating closing elements.
 - Summer kitchen on the solarium, with power outlet for a fridge, pre-installation for washing machine and white porcelain sink with sliding doors and with gray granite top.
 - Dark gray lacquered aluminum carpentry with thermal bridge break and double glazing with optimal solar protection and laminated windows to the floor.
 - Facade built with fine off white mortar and wood-imitation ceramic tile work.
 - Mesh exterior fence with artificial heather on a block wall finished in white monolayer.
 - Solarium railings in double security smoked glass on and between walls.
 - Aluminum window blinds in colour dark gray.
 - Ceramic tiles in the property, including floors, terraces and large wall tiles in bathrooms.
 - Bathroom tiles in white, except for the shower front, matching the vanity. Mirror and light above the sink.
 - Mixing-tap in chromium steel, white sanitary items from Roca or similar brand.
 - Glass shower panel, optional clear or matt finish.
 - Interior carpentry in white with steel door handle, lined built-in wardrobes with drawers, with sliding doors in bedrooms.
 - Kitchen appliances included: fridge with freezer, hobs, oven and microwave in column, integrated dishwasher and fan-extractor. Island work zone.
 - White kitchen cupboards with worktop Composite, color to choose and integrated sink. LED strips under upper cupboards.
 - Aerothermic boiler for hot sanitary water with almost zero consumption system formed by solar panels and efficient heater.
 - Pre-installation of air conditioning in living room and bedrooms.
 - TV and telephone points in living room and bedrooms.
 - White electric outlets type Schuko with modern design and large white push-button.
 - Lighting design inside and outside the house. Except decorative lights.
 - Power and aerial point in solarium and garden.
 - Water tap in solarium and garden.
 - Individual pool with 2 interior lights and with shower.
- *The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements.*
- *This document is not contractual.*

SENDA DE LOS FLAMENCOS – SAN JAVIER (MURCIA)

LUXE TYPE - QUALITY LIST

Residencial Senda de los Flamencos is a unique development of 24 luxury villas with private swimming pools for each property. The villas are styled on two floors with terrace areas on the ground floor and a large solarium on the first floor, so you can enjoy all hours of sunshine every day of the year.

- Highly energy-efficient thermal insulation with near-zero energy consumption in accordance with CTE 2019. High-performance sound insulation with airtight joinery and acoustically insulating enclosure elements.
 - Summer kitchen in solarium with socket for fridge, pre-installation for washing machine and white porcelain sink with sliding doors and grey granite worktop.
 - External Hercules fence with artificial heather on white monolayer wall.
 - Solarium railings in double translucent safety glass on and between walls.
 - Interior carpentry lacquered in white with steel-coloured handles and fitted wardrobes with drawer units in bedrooms.
 - External façade clad with porcelain tiling and white single-layer cladding.
 - Stair with porcelain tiling.
 - Exterior carpentry in thermo-lacquered aluminium with thermal bridge break.
 - Double glazing in all aluminium carpentry.
 - Sliding doors with electric blinds. Security armoured front door to the property. Solid interior doors lacquered in white.
 - Smooth plasticised paint.
 - Stoneware flooring in all the property. Outdoor terrace tiled with anti-slip flooring. Large tiles in bathrooms.
 - Bathroom wall and floor tiling with high quality ceramic tiles. Vanity unit with mirror and light above the washbasin. Underfloor heating.
 - Monocontrol taps in bathrooms and thermostatic taps in showers. White porcelain bathroom fittings.
 - Shower screen with transparent glass and chrome profile.
 - White lacquered kitchen furniture.
 - Appliances included: built-in fridge, ceramic hob, oven and microwave built-in column, built-in dishwasher and extractor fan.
 - Ventilation according to CTE.
 - Domestic hot water production by aerothermal energy with a near-zero consumption system consisting of solar panels and energy-efficient boiler.
 - Hot and cold air conditioning in all the property.
 - TV and telecoms sockets in living room and bedrooms.
 - Exterior video intercom.
 - White Schuko type mechanism with modern design, large white push button.
 - Indirect lighting design inside and outside the property excluding decorative lights.
 - Power socket and aerial in solarium and garden. Water connection in solarium and garden.
 - Private swimming pool with 2 interior lights and shower. Pool sand filter.
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