

RESIDENCIAL FRESNO DEL COTO - CALASPARRA, MURCIA

QUALITY LIST

Residencial Fresno del Coto is a luxury complex with 8 independent villas with private pool. Properties are designed at one level and surrounded by different size terraces to allow the enjoyment of all hours of sunlight, everyday of the year.

- High power efficiency thermal isolation for homes with energy consumption according to the new Basic Energy Saving Document (CTE 2019). High performance acoustic isolation with watertight carpentry and closures.
 - Anthracite lacquered aluminium carpentry with thermal bridge break and double glazing with optimal solar protection and laminated glass to the floor. Sliding doors in living room and bedrooms, and folding tilt-and-turn windows in bathrooms.
 - Monolayer white mortar facade and ceramic tiles or stone imitating wood.
 - Exterior mesh fence with artificial heather division between properties over white-finished concrete wall at the front of the property.
 - Smooth white paint on interior walls.
 - Aluminium shutters in anthracite color, motorized in living room and manual for the rest of the house.
 - 60 X 60 tile flooring throughout the property, including terraces (choice of formats and models). White tiling for bathrooms with a choice for shower area. Vanity unit included with mirror and light above the sink.
 - Chromed steel mixing tap. White sanitary fittings from Roca or similar brand.
 - Glass shower screens (choice of clear or Matt finish).
 - Indoor white lacquered carpentry with black door handles. Built-in wardrobes with sliding doors and set of drawers in all bedrooms.
 - Kitchen appliances included: fridge-freezer, ceramic hob, oven and microwave in column, integrated dishwasher, and extractor fan.
 - Kitchen cupboards combined in white and wood with Calacatta worktop (color to choose) and integrated sink. LED strips beneath the upper cupboards.
 - Hot sanitary water with efficient solar thermo-syphon system.
 - Ducted air conditioning preinstallation in living room and bedrooms. 2 areas.
 - TV and phone points in living room and bedrooms. Modern design electric sockets in gray color with large push-button.
 - Indoor and outdoor built-in lighting included. Decorative lights in bedrooms and over kitchen island not included.
 - Power socket, aerial connection and water tap in garden.
 - Private pool with two spotlights and switch-control from living room. Shower included.
 - Tiling around house and pool (about one meter wide). Parking space. Garden area finished with a combination of artificial grass and stones. Native trees planted in rest of plot.
 - Pedestrian door with video intercom and motorized sliding door for vehicle. Armored security door in white.
 - Preinstallation for photovoltaic solar pannels on the roof.
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- 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.