

QUALITY DESCRIPTION



VILLA PLATA



VILLA ALEDO



VILLA BLANCA



01



02

VILLA BULLAS



F O U N D A T I O N A N D S T R U C T U R E



M A S O N R Y

the art of building

FOUNDATION AND STRUCTURE

The foundation and structure of the house will be carried out according to the structure calculation, creating the type of foundation according to the existing terrain obtained from the geotechnical study carried out.

Complete waterproofing of walls and slab edges, including perimeter drainage.

Reinforced concrete structure will be made with unidirectional forging.

Concrete stairs with exposed treads

MASONRY

The facades of the house have been contemplated through a composition of smooth monolayer, 12 cm thick brick as an exterior partition. Projected thermal insulation of 3.5 cm thick polyurethane, 7 cm thick interior brick and interior mastered plaster.

Housing cover with double perimeter partition for perimeter expansion joint, formation of slopes, waterproofing with asphalt sheet, thermal insulation with 15 cm extruded polystyrene, geotextile and 5 cm of river gravel.



MATERIALS

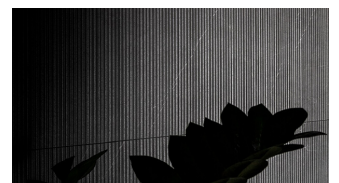
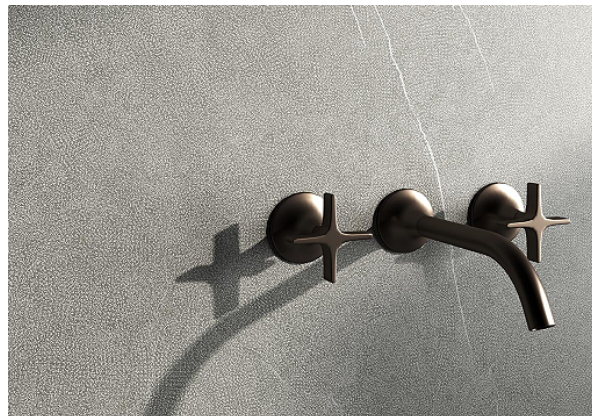
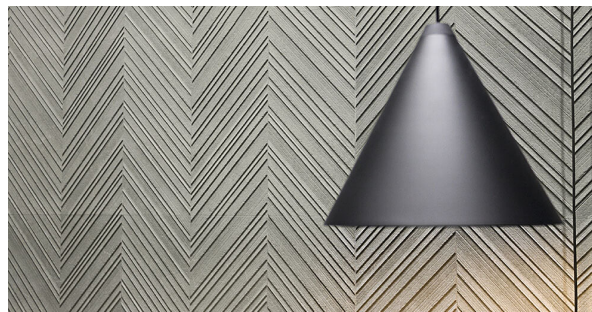
FAÇADE | ROOF | WALLS

Facade finish with a smooth monolayer of white or light color, plus plastic paint, masonry stone depending on the project, included. Interior walls of projected plaster with an average thickness of 1.5.

Interior plasterboard ceilings on the ground floor.

COATINGS ON VERTICAL INTERIOR WALLS

90x30 rectified porcelain tiles according to study samples.

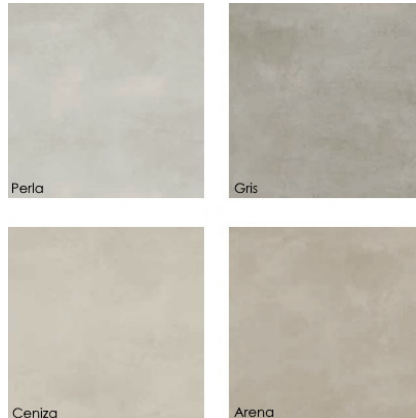




MATERIALS

COATINGS ON HORIZONTAL INTERIOR | EXTERIOR WALLS

Interior and exterior flooring in 75x75 rectified porcelain in a color of your choice, according to samples.



HOUSING SKIRTING

White lacquered interior skirting board

ACCESS TO PARKING

The parking access area is finished with printed concrete with a cobblestone pattern.

D E S I G N S



I N T E R I O R S

WOOD CARPENTRY

Security access door, white lacquered finish and stainless-steel hardware.

Interior doors, white lacquered finish and stainless-steel hardware

WARDROBES

Built-in wardrobes with white lacquered folding or sliding doors with drawer units

Open main dressing room lined inside with drawers and shelves in 19mm board.

Entrance and central wardrobe with white lacquered folding doors, interior distribution according to design

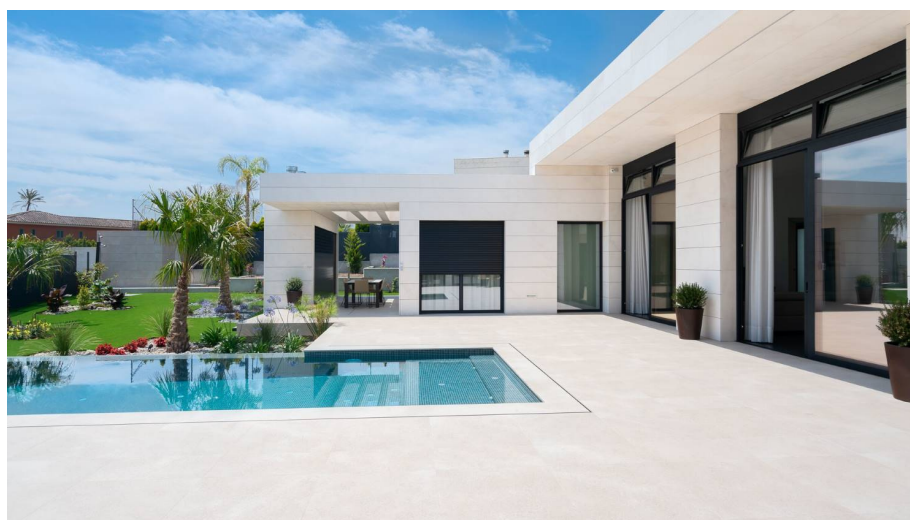
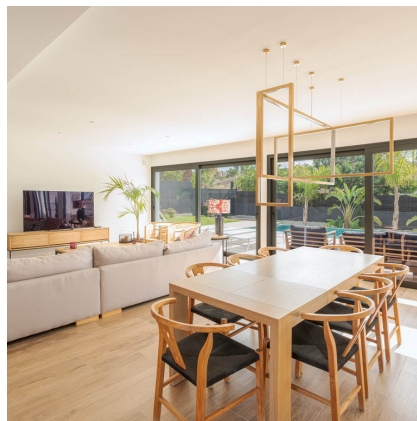


METAL CARPENTRY

METAL CARPENTRY

Aluminum carpentry with thermal break, in windows and balcony doors according to project, textured anthracite RAL 9018 finish, height 220 m.

Motorized blinds with compact (Somfy Motor) of the same color as the carpentry in bedroom enclosures.





KITCHEN FURNITURE

Kitchen furniture according to project layout, choosing finishes from a wide range of models and qualities, both interior and exterior. Personalized design according to client needs and with the highest qualities on the market.

Porcelain countertop to choose from Ascale finishes. Designer sink + faucet

Ceiling Extractor fan.














KITCHEN

FINISHES INCLUDED

DOOR L+

							
Gris Angora S-724	Gris Cachemira S-943	Gris piedra S-723	Arcilla S-820	Gris Celadón S-726	Gris macadam S-948	Verde Fiordo S-942	Verde jungla S-735
							
Verde oliva S-736	Negro súper mate S-727	Gris carbono S-728	Fresno blanco S-730	Chromix blanco S-718	Maple crema S-740	Fresno arena S-933	Roble puro S-741
							
Mármol Atenea S-732	Nogal Slow S-733	Roble Amazona S-734	Roble Vicenza S-722	Nebraska S-934	Nogal Valentina S-731	Roble Santa Fé Vintage S-720	Blanco Ártico súper mate S-737
							
Óxido S-738	Chromix bronce S-719	Maple ceniza S-739	Fresno negro S-729				

WORKTOP ASCALE by TAU

				
MONTBLANC WHITE	BAHÍA SILVER	ARMANI SILVER	BELVEDERE BLACK	GRASSI WHITE
				
CROTONE PULPIS	VARESE ONICE	TORANO STATUARIO	VAGLI GOLD	DUCAL GOLD
				
ALLURE BLACK	PALOMASTONE LINEN	CARDOSO GRAY	IMPERIA BLACK	IMPERIA SILVER



BATHROOMS

PLUMBING INSTALLATION

Installation of plumbing using PB or PPR pipes and installation of drainage with PVC in different sizes

SANITARY

Roca toilets, The Gap Square collection, suspended. Vulcan model resin shower tray.

Shower screens included





BATHROOMS

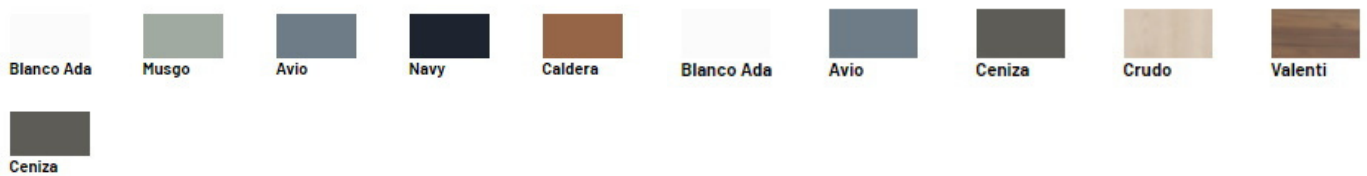
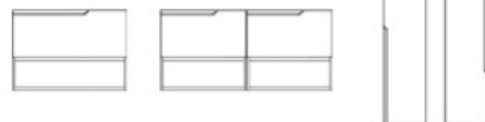
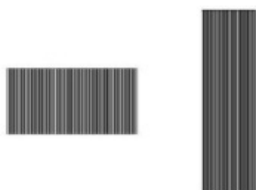
FURNITURE

Sinks with click-clack valve and chrome siphon. Includes sink, mirror and furniture from the 80's vbvr collection



Ancho (cm): 60 / 80 / 100 / 120

Fondo (cm): 45





FAUCETS

Recessed Line Collection, finishes: Matte black, brushed nickel and brushed gold.



ELECTRICITY



TELECOMMUNICATIONS

INSTALLATION OF ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation completely completed in compliance with the requirements of the REBT. The mechanisms chosen are from the NIESSEN brand from the Zenith series in anthracite or white.

Led Light + Led Stripe included.

2 TV and network points are established in the living room - dining room and 1 point in the bedrooms, one power on per room. Fully positioned and installed antenna is included.

Line forecast for feeding the pool treatment plant.

Video intercom included.

The entire electricity installation will be carried out according to the drafted project and according to current regulations.



PREINSTALLATION OF AIR CONDITIONING

Pre-installation of air conditioning through Climaver plus type fiberglass ducts or similar, dehydrated copper piping lines, interconnecting electrical line and diffusion and return grilles completely finished and assembled on site.

SOLAR THERMAL INSTALLATION

Domestic hot water (DHW) production system using a thermo-siphon system with a 150 L tank

GLASSES

Glass with camera and Guadian Sun (sun filter and thermal protection)

Glass composition in metal carpentry 4+4 mm Guardian Sun / chamber 14/16/20 mm / 4+4 mm, depending on position.

PAINT

Coating with smooth white paint.

OUTDOORS

Complete fencing of the plot.

One-meter-high concrete wall and at the top one meter of Z-shaped metal fence with galvanized and lacquered folded sheet metal on the main façade.

Exposed concrete wall one meter high and white lacquered Hercules-type fencing at the top, in the rest of the plot. (La Plata Model)

Hercules type fencing in the rest of the plot (Villas Aledo, Bullas & Blanca models)

Motorized car door integrated into the main façade finished in galvanized and lacquered folded Z-shaped metal sheet.

3m x 8m pool included (PLATA AND BLANCA models), (21m2 ALEDO AND BULLAS models)

Gardening pack included, according to project.

SWIMMING POOLS

VILLA PLATA: 3 X 8 M

VILLA ALEDO: 3 x 7 M o 3,5 X 6 M

VILLA BLANCA: 3 X 8 M

VILLA BULLAS: 3 X 7 M o 3,5 X 6 M





Aj SPAIN
PROPERTIES