

QUALITY DESCRIPTION

STRUCTURE

Concrete foundation base slab, using special marine concrete.
Structure with reinforced concrete complying with the CTE regulation.
Concrete perimeter foundation to erect boundary walls.
Concrete for paved/tiled garden area (as detail drawings).
Concrete decorative finishes (as detailed drawings).

FACADE:

External double cavity walls using ceramic bricks, with cavity walls.
Cavity walls with thermal / acoustic insulation, As per current building regulations (CTE).
Facade as per 3D designs attached to the contract of sale

FLOOR AND WALL TILING:

Tiles inside the property will be of modern style. PORCELANOSA
Paved outdoor areas with top quality tiles.
Bathrooms and kitchen tiled to first 1st grade in a modern style. PORCELANOSA

PAINTING:

Smooth paint finish, in white mat finish.

INTERIOR CARPENTRY

Main entrance door to the property will be a security door of PVC or aluminium paneling (to be determined) (brown).
Interior joinery finished in white with chrome fittings and handles,
Fitted wardrobes, with drawers, with white exterior finish.

EXTERIOR CARPENTRY:

Aluminium - Color Brown (8014).
Bedroom windows and sliding doors in aluminium with shutters in the same colour in bedrooms.
Living area with sliding doors, dining area with sliding doors.
Thermal cavity or double glazing glass.

GLASS:

All windows and sliding doors will be fitted with double glazing.

KITCHEN:

Kitchen units will be as per plans and 3d images.
Worktops will be from Silestone or similar material.

PLUMBING AND SANITARY WARE:

All plumbing with PPR pipes insulated and PVC drains.
Sanitary ware of modern design with matching taps.
Bathroom cabinets and sink will be installed suspended in both bathrooms.
Shower tray with glass partition included.

ELECTRICITY:

Mechanisms and switches in chrome or white finish.
Wiring for installation in all rooms of the property.
Installing communal antenna and TV in living room and all bedrooms.
Pre-installation for telecommunications and fiber connections.
Installation to meet current telecommunications regulation.
Points for indoor and outdoor lighting according to regulations.
* In all the houses will be installed halogen led in living-room/kitchen and downlight led in the bathrooms.

INSULATION:

Thermal insulation as per current building regulations.
Sound insulation as per current building regulations

CLIMATIZACION:

Pre-installation with duct vents including expulsion, chrome or white colour (to be determined by the clients).

COMMUNAL GARDEN / OUTDOOR AREAS:

Communal swimming pool (10 x 4), including walls, including chlorine purification system, stainless steel ladder.
Communal zone with trees and planting supplied by the builder.

EXTERIOR WALLS AND FENCES:

The plots are divided by a wall of a height of 0,80 and 0,90 in white plaster.
Galvanized entrance gate to the garden.
Galvanized sliding door for the parking area.

Gardens and Terraces:

Enclosed terraces with split rear gardens – with artificial hedge, ground floor properties have access to the communal area.

APPLIANCES:

Aero thermal system boiler, for hitting the water.
We include all the White goods of the kitchen with TEKA models or similar: fridge, dishwasher, extractor, vitroceramique, oven and microwaves.

NOTE: The owners or management reserve the right to make any changes on this list of materials and qualities.