

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete using insulated and reticular slabs.

## EXTERIOR ENCLOSURE

- Exterior wall with ceramic bricks of 12 cm. Extruded EPS polystyrene insulation, 8 cm of insulation “rockwool” and double internal plasterboard backing.

### Roof:

- Non-passable flat roof with XPS 12 cm insulation in the covered area.

### Facade:

- White scraped monolayer coating, depending on the design specification.

## INTERIOR PARTITIONS

- Dry partition system, double, reinforced, with thermal and acoustic insulation “rockwool” if appropriate in the areas defined by the interior design specification.

## BATHROOM COVERINGS

- Top of the range ceramics and Krion® from Porcelanosa.

## INTERIOR AND EXTERIOR FLOORING

- Interior: Ceramics from Porcelanosa® 60x60 cm, according to interior design project.
  - 7 cm skirtings integrated into the walls.
- Exterior: Ceramics from Porcelanosa® 60x60cm, according to interior design project by Geosem.

## INDOOR AND OUTDOOR LIGHTING

- Interior, LED in the living room and bedrooms.
- LED lightning passive lightning by curtains in living room.
- Exterior wall light fittings and garden beacons according to exterior design specifications (if applicable).

## EXTERIOR CARPENTRY

- Schüco aluminium frames, black matt color, with thermal bridge break, embedded in living room flooring.
- Electric shutters in bedroom areas.

## INTERIOR FITTINGS

### Kitchen:

- Furnished with tall and low glass and wood furniture, equipped with Induction Plate and Extractor.
- Design by Porcelanosa®, vertical sink mixer tap.
- XTONE® worktop by Porcelanosa®.

### Internal doors:

- Interior doors in smooth in lacquered white. Height 2.20 m.
- Design handle in stainless steel.

### Wardrobes:

- Folding or sliding cupboard doors in wood lacquered in smooth white. Interior with shelves, chest of drawers and hanging bar, adapted to the space available.

### Bathroom furniture:

- Designer, fully complete with mirror and built-in light.
- Double sink in Master bathroom
- Mirrors floating 10mm from the wall.

### Entrance doors:

- Armoured, with security lock.



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## GLAZING

- Double-glazed windows with air chamber according to CTE.
- Fixed windows of glass, folding or sliding glass in showers.
- Safety glass railing 10+10 on terraces (if necessary).

## TOILETS AND TAP FITTINGS

- White Noken® suspended toilet with cushioned lid.
- Countertop washbasin in Krion® according to the interior design specification.
- One piece shower tray in Krion®.
- Black mixer tap from Noken.

## PAINTWORK

- Smooth white RAL 9010.

## HEATING AND AIR CONDITIONING

- Air conditioning via ducts with direct expansion heat pump. Airzone system included.
- Electric underfloor heating in all bathrooms.
- Aerothermal electric water heater.
- Installation of air renewal and extraction.

## EXTERIORS

- Landscaping design specification with irrigation system to be defined. Extra cost
- Exterior lights in the corners of the plot.
- Fencing: Simple torsion metal fence, plasticized in green for the perimeter fence.
- Swimming pool: 3,5 x 9 meters.
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## SPECIAL FACILITIES

- Video intercom.
- Smart Home Automation System for blinds and illumination
- Water softener.

## HOUSEHOLD APPLIANCES

- Washing machine
  - Oven
  - Induction hob (Brand to be decided)
  - Extraction hood
  - Refrigerator
  - Dishwasher
  - Microwave
- BRAND: Siemens