

****FOUNDATION AND STRUCTURE:****

- Isolated footings and reinforced concrete beams according to current regulations.
- Reinforced concrete structure with reinforced concrete and laminated steel pillars, all in accordance with regulations. The ground floor features a unidirectional sanitary slab over a ventilated air chamber. Other floors have ribbed slabs according to current regulations.
- Walls supporting the sanitary slab are fully waterproofed.
- Reinforced concrete stairs in accordance with current regulations.

****FACADE:****

- Triple hollow ceramic brick bonded with cement mortar or similar.
- Polished cement mortar plastering on the interior face.
- 6 cm thermal-acoustic insulation.
- Air chamber.
- Double hollow ceramic brick bonded with cement mortar or similar.
- Exterior finish with one-coat mortar with internal mesh on 100% of the surface.
- Porcelain cladding on the main facade around the entrance door.
- Interior finish with sprayed plaster.
- High-quality smooth paint.

****INTERIOR PARTITIONS:****

- Double ceramic brick bonded with cement mortar.
- Interior finish with sprayed plaster.
- High-quality smooth paint.

****INVERTED FLAT ROOF, NON-WALKABLE (Roof Floor):****

- Cellular concrete slope.
- Cement mortar leveling layer.
- Waterproofed with a DOUBLE 4 kg membrane with reinforcement.
- Reinforcement in perimeters and specific points with a third self-protected waterproof membrane.
- Geotextile layer.
- Thermal-acoustic insulation.
- Geotextile layer.
- Finished with white gravel or similar.

****INVERTED FLAT ROOF, WALKABLE (Bedroom Terraces):****

- Cellular concrete slope.
- Cement mortar leveling layer.
- Waterproofed with a DOUBLE 4 kg membrane with reinforcement.
- Reinforcement in perimeters and specific points with a third self-protected waterproof membrane.
- Geotextile layer.
- Thermal-acoustic insulation.
- Geotextile layer.
- Compression layer of mortar.
- Finished with porcelain flooring bonded with adhesive mortar.

****FLOORING:****

- Porcelain stoneware both inside and outside the house.
- Artificial grass areas on the plot.
- Interior stairs made of black granite or similar.
- Embedded baseboards of the same material as the flooring.

****WALL COVERINGS:****

- Bathrooms clad with top-quality large-format porcelain stoneware tiles.
- Special white acrylic paint for smooth finishes.

****CEILINGS:****

- Smooth false ceiling of PLADUR PLACO or similar plasterboard formed by gypsum boards placed on a hidden galvanized steel structure finished with smooth paint.
- The same system with moisture-resistant boards is used in bathrooms, with access panels for air conditioning machines, electrical installation, etc.

****WATER SPOUTS:****

- Limestone in water spouts and around pergolas.
- The pergola brackets are finished with one-coat mortar on all sides.

****INTERIOR CARPENTRY:****

- Lacquered white interior doors with concealed hinges and handle set.
- Custom-built wardrobes fully equipped, finished inside, and lacquered outside.

****EXTERIOR CARPENTRY:****

- High-quality aluminum with thermal break (RPT) brand TECHNAL, CORTIZO, or similar, consisting of fixed, tilt-and-turn windows, swing doors, and lift-and-slide doors in ANTHRACITE MATTE TEXTURED or RAL 7016 color.
- All windows include motorized shutters.

****FENCING:****

- Steel protection in planters.
- Boundary walls with galvanized steel posts lacquered in RAL 9007 and 6+6 laminated opal glass.
- Motorized external vehicle gate with remote control, made of steel lacquered in RAL 9007 and 6+6 laminated opal or transparent glass.
- Pedestrian gate of steel lacquered in RAL 9007 and 6+6 laminated opal or transparent glass with lock and electric door opener.

****WALLS:****

- Facade clad with limestone.
- Boundary walls finished with one-coat mortar and limestone capping.

****GLASS:****

- Double low-emissivity solar control glazing 3+3/14/4+4. Argon gas in the cavity.

****KITCHEN:****

- Fully equipped kitchen with Siemens or similar appliances (dishwasher, induction hob, oven, microwave, and double fridge) with high-quality furniture in natural wood color and anthracite or similar, consisting of upper and lower cabinets and drawers.
- Vertical handles on upper cabinets.
- Integrated double fridge.
- Integrated dishwasher.
- Oven and microwave column.
- Ceiling-mounted extractor hood.
- Black granite or similar countertop on a 300x120cm peninsula.
- Under-counter single-basin sink.
- Extractable HANSGROHE brushed chrome black faucet or similar.

****BATHROOMS:****

- Suspended design furniture with matte white SOLID SURFACE countertop in two bathrooms.
- Suspended design furniture with double-basin anthracite SOLID SURFACE countertop in the main bathroom.
- All single-lever taps and brushed chrome black ceiling shower head by HANSGROHE or similar.
- VILLEROY BOSCH sanitary ware with concealed cistern or similar.
- Black series glass shower screens or similar.

****INSTALLATIONS:****

- Air conditioning: two direct expansion Daikin machines or similar, one per floor.
- AIRZONE system on both floors.
- Heat recovery unit.
- Domestic hot water (DHW) by 250l aerothermal system.
- Plumbing according to current regulations.
- Electricity according to current regulations with a contracted power of 92 kW and the possibility of contracting up to 144.9 kW in single-phase. JUNG BTICINO mechanisms or similar. Part of the exterior lighting is automated.
- Video intercom system brand Tegui Bticino or similar, consisting of two hands-free monitors, one on the ground floor and one on the upper floor.
- Electric vehicle charging point brand ABB Circutor or similar, 7.4 kW, 230V with load balancing and Wi-Fi connection.
- Recessed LED lighting.
- Underfloor heating in all bathrooms.
- Automatic drip irrigation with solenoid valve in the garden.
- Pre-installation on the roof for solar energy installation.
- Space created and pre-installation for a hydraulic lift.

****ENERGY RATING: TYPE A****

****SWIMMING POOL:****

- INFINITY pool in an L-shape with approximately 37 m² of water surface, overflowing on two sides.
- Lighting with white LED spotlights.
- BALINESE effect or similar porcelain and/or gresite tiles.

- Saltwater chlorination.
- Compensation tank.
- Pre-installation of a heat pump.
- Pool equipment room.

****GARDENING:****

These elements may vary according to aesthetic criteria of the design team.

- Planters on the main facade and parking area: 15 *Strelitzia reginae* with decorative stone.
- North passage: 4 *Strelitzia augusta* in pots with decorative stone.
- Garden: 1 palm tree, 2 coconut palms, 1 orange tree, 1 lemon tree, 2 *Strelitzia augusta*.
- Artificial grass in the north passage, west facade, and south facade.