

14 TOWNHOUSES WITH PRIVATE POOL, SOLARIUM AND PARKING ON THE PLOT

AVILESES, MURCIA

RESIDENCIAL AIRE LIMPIO III is a luxury complex of 14 townhouses with private pool, parking on the plot, large terrace areas and solarium. Located in Avileses (Murcia), the properties are of high quality and the best standards.

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundation and structure. Insulated suspended floor. In compliance with CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS

- Façade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.
- Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface on both sides.
- Facade made combining a monolayer mortar and thin plaster, painted with plastic paint and ceramic stoneware.

SOLARIUM

- Flat walkable roof with thermal insulation. Asphalt fabric waterproofing, finished on ceramic stoneware. Metallic staircase access from outside the building.

FLOORING AND TILING

- Top-quality flooring indoors. Ground floor garden with top-quality anti-slip porcelain stoneware tiles. Topsoil area, according to the drawings.
- Bathrooms and kitchen tiled with high quality stoneware tiles and acrylic painting.

OUTDOOR CARPENTRY AND LOCKS

- PVC outdoor carpentry, with hermetic sliding doors, and thermal aluminium shutters. Façade's main windows with motorized shutters. Double laminated glass.
- Garden gate doors with powder coated metal profiles, and white slatted aluminium panels, design according to management. Armoured entrance door, with CE marking, outer panel in PVC and plain white interior panel.

INDOOR CARPENTRY

- Interior wooden doors lacquered in white colour. Design according to management.
- White lacquered doors wardrobes in all bedrooms. Interior cabinets with drawers, shelves and clothes rack.

PLUMBING, SANITARY WARE AND SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms. Modern design furniture with porcelain sinks and mirrors. Rainfall shower column.
- Anti-slip shower tray in both bathrooms, with hidden drain system.
- A 110 litres capacity air boiler for domestic hot water.
- Shower screen with transparent safety glass in both bathrooms.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project. Pre-installation for optical fibre connection. White Simon 82 mechanisms or similar ones.
- TV points in all bedrooms. Intercom.

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- Interior lighting in kitchen, living room, hallway and bathrooms with led spotlights. Wall integrated led spotlights at the garden and solarium.
- LED lighting integrated in interior stairs.

HEATING AND AIR CONDITIONING

- Air conditioning pre-installation.

POOL AND GARDEN

- Reinforced concrete pool. Stainless steel shower included, sprayed concrete vessel and reinforcement and walls and floor cladding with tiles. Complete water treatment equipment. Led lights.
- Parking area inside the plot.

DECORATION AND PAINTING

- Walls and ceilings 'smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with laminated gypsum boards and decorative vinyl.

KITCHEN

- Door cabinets lacquer with glossy finish. Shock absorber hinges with and metal handles. Blum motion drawers. Natural quartz, Silestone or similar countertop.
- Balay electrical appliances are included (ceramic hob, oven and microwave on top, extractor fan, integrated fridge and dishwasher).

REMARKS:

- 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.