

# DESCRIPTION OF QUALITIES:

## "MIRADOR DEL SOL"

Detached villa of 237.38 m<sup>2</sup> and a plot of approximately 400 m<sup>2</sup>, with a pool of 8 m x 3.5 m, featuring a palm tree, an olive tree, and a private parking space with a motorized parking gate.

South orientation.

### **QUALITIES:**

Reinforced anti-seismic concrete structure.

Thermal and acoustic insulation throughout the house.

Exterior cladding in stone masonry and smooth mortars.

Porcelain or ceramic flooring throughout the house.

Marble or porcelain interior staircase.

Metal or glass railing.

Interior paintwork in selectable soft tones.

High and low kitchen furniture with granite or silestone countertops.

Suspended vitrified porcelain toilets.

Designer faucets, suspended bathroom furniture, and underfloor heating in bathrooms.

Niessen or similar electrical installation and fiber optic telecommunications.

White doors measuring 80 cm x 210 cm with magnetic closure.

Armored entrance door.

Aluminum windows with thermal break.

Thermal and acoustic glazing, plus motorized blinds.

Panelled entrance door and parking door.

Energy-saving hot water supply with aerothermal technology and a 190-liter tank.

Pre-installation of ducted air conditioning throughout the house.

Video intercom at the entrance of the plot.

Perimeter sidewalks, paved pedestrian and vehicle access.

Access and solarium, fenced plot, and pool lighting.

LED outdoor lighting.

Built-in wardrobes with lighting.

Kitchen appliances.

Air conditioning units.

### **OPTIONS (SEE TARIFFS):**

Fully furnished, including lighting and decoration.

Alarm system.

SPA jacuzzi in the pool.

Underfloor heating throughout the house.

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