

VILLAS LUXURY ESMERALDA

FOUNDATION AND STRUCTURE

- ✓ Foundation made with reinforced concrete according to seismic-resistant construction regulations.
- ✓ Reinforced concrete structure with precast structural elements (beams, joists, vaults, etc...) according to earthquake-resistant construction standards
- ✓ Reinforced concrete belts under perimeter walls
- ✓ Concrete floors in exterior paving areas

FACADE CLOSURES AND INTERIOR PARTITIONS

- ✓ Exterior enclosure of the house with double partition and air chamber with thermo-acoustic insulation, exterior finish with single-layer waterproofing mortar
 - ✓ Interior walls with 7 cm double hole brick, with projected plaster coating, finished in smooth white paint with some decorative element in another color in the main room
 - ✓ Exterior fencing in dividing walls with concrete block covered with single-layer mortar with waterproofing and simple twist mesh and artificial hedge
 - ✓ Removable ceiling in toilet and engine room to enable installation of A/A
 - ✓ Wooden palillera or similar in the entrance area of the house
 - ✓ Ceilings of the house in Pladur to facilitate the installation of ventilation ducts, A/A, installations, recesses for lighting, etc
- Finishing of exterior walls in single-layer waterproofing mortar, decorative details in natural stone at the main entrance, decorative details in imitation wood palillera on the pool façade

CARPENTRY

- ✓ Armored main door with decorative front panel in wood color finish
- ✓ Black aluminum exterior carpentry, motorized blinds (except living room), double glazing with cameras and solar filter on windows and French doors
- ✓ Automated external vehicle entrance door with remote control
- ✓ Pedestrian access door to the interior area of the plot, automated metal with video intercom
- ✓ Fenced on a facade wall, metal carpentry in black slats
- ✓ Metal garage door, automated with remote control
- ✓ Interior carpentry: interior doors finished in wood with black knobs, cabinets in wood finish lined inside with shelves and drawers and hangers in all rooms, in the main room a dressing room lined with shelves of drawers and door hangers in opaque crystalline finish or semi translucent

FLOORING AND TILING

- ✓ Indoor and outdoor flooring with top quality porcelain stoneware in several models to choose from.
- ✓ Tiling in toilets with top quality porcelain stoneware in various models to choose from

ELECTRICITY

- ✓ Sectorized electrical installation prepared for a high degree of electrification.
- ✓ Simón, Nielsen or similar mechanisms and switches, smooth white finish.
- ✓ Telecommunications channeling with TV and telephone points in all rooms
- ✓ Interior and exterior light points according to regulations and lighting in led lights
- ✓ Pre-installation for solar panels
- ✓ Pre-installation for electric car

PLUMBING AND SANITATION

- ✓ Water network made of reticular polybutylene pipe.
- ✓ PVC pipe water collection network
- ✓ Vitrified porcelain sanitary ware with suspended WC and hidden cisterns in the two main bathrooms and toilet, bathroom furniture in one and two bowls with silver-coloured mixer taps in the toilet, black in the two main bathrooms, mirrors, screens in two main bathrooms in color black
- ✓ Acrylic shower trays
- ✓ Sanitary hot water by means of an arothermal system.
Water points in garden

KITCHEN AND APPLIANCES

- ✓ Fully furnished kitchen with island and modern line furniture subject to design.
- ✓ Countertop and front in Silestone or similar, with built-in sink and ceramic hob Top brand appliances included: panel-mounted refrigerator, oven, panel-mounted dishwasher, ceramic hob, washing machine, extractor fan and fan heater

AIR CONDITIONING

- ✓ Pre-installation of A/C and airzone, through ducts with distribution and return grilles in all bedrooms and living room
- ✓ Extraction of stale air in wet areas and kitchen with centralized system and timer

EXTERIOR

- ✓ Private pool of 10 m X 3.5 m, with stainless steel waterfall, measurements specified in plans with porcelain stoneware finish equal to the exterior paving with stairs of the same material or in tile of your choice.
- ✓ Summer kitchen with island, electrical installation, plumbing and sink

* The facultative management and the property reserve the right to make changes in the materials described, always in a similar quality to the replaced one.
