

URB. GUADALMINA BAJA, VILLA 39

BUILDING SPECIFICATIONS

1. EXTERIORS

- Completely fenced plot.
- Independent swimming-pool, never ending views and salted treatment system.
- Private gardens with a centralized automatic irrigation system.

2. EXTERIOR WALLS AND ROOFS

- Concrete Structure.
- External façade of double perforated bricks with thermal acoustic insulation of sprayed polyurethane with hollow chamber.
- External coating made with waterproof mortar and first class exterior plastic paint.
- The slanting roofs will be thermally insulated with polyurethane or similar material, waterproofed and finished with curved Arab style tile.
- The flat roofs will be insulated with poliurea treatment, Styrofoam or similar type thermal insulation.

3. PARTITIONS

- The interior partition walls are plastered and painted with first quality washable paint.
- False ceilings or plastering on the ceilings, and painted with first quality washable paint.

4. FLOORINGS

4.1 Interiors:

- Floating Oak wooden floor with a 17 cm high skirting in hall, living-room, dinning-room, bedrooms, walking closets and toilets.
- In the main floor, the bathrooms will be finished in marble with the specifications of the architect, including independent marble showers were designed, mirrors and shower glass.
- Porcelain gres in the kitchen, of 90x45 to be chosen by the architect.
- Porcelain gres tiles in the machinery room, laundry and service rooms.

4.2 Exteriors:

- Flooring of the terraces with clay tiles of 50x50 (aprox.)
- Main access flooring with portuguese limestone.
- Access fountain finished with black slate and poliched and shined black intense granite.

5. TYLING

5.1. Main bathrooms:

- In the main bathrooms, pieces of white Yugoslavian marble and black intense granite treated with acid, in big format pieces, polished and shined.

5.2. Guest bathrooms:

- In the guest bathrooms (bedrooms 1, 2, 3 y 4) pieces of travertino marble refilled with uncoloured resins, in big format size, polished and shined.

5.3. Service bathroom and swimming-pool bathroom:

- Tiled with white tiles of Wide format in the showers, and floored with porcelain gres tiles of 45 x 45 cm, the shower plate and the basins table in white Macael marble.

5.4. Kitchen:

- Plastered and painted.

5.5. Machinery room and laundry:

- Tiled up with white tiles of 20x20 cm.

6. CARPENTRY

6.1. Interior:

- Wooden cover on the ceilings of the living-room, main bedroom, bedroom 4 and stais.
- Doors in Wengue finishing and stainless steel fittings and handles.
- Wardrobe doors as designed, with veneer containing drawers, bars, shoe holders and shelves. Top quality stainless steel fittings and handles.
- Walking closets finished as designed.

6.2. Exterior:

- Wooden treated carpentry with “Climalit” glasses, and painted in Wengue.
- Bow-windows as designed by the architect, made in treated wood and “Climalit” glasses

7. INSTALATIONS

7.1. Equipamiento cocina: Kitchen equipment:

- Silestone top.
- Upper and low furniture with a centred island.
- Equipped with Siemens: TwinCenter Fridge, induction hob, oven, microwave, dishwasher, wine fridge, coffee machine and chimney hood.
- Laundry in basement with washing machine and dryer. Laundry tube from the main bedroom to the laundry at the basement.

7.2. Electricity:

- Niessen mechanisms of the serie “Olas” titan color and “Arco” cream colour and Vantage chromed button set.
- Halogens in the interior of the house.
- On the exterior, lighting will be disposed as specifications of the architect.
- Television and telephone outlets in living room, bedrooms and kitchen.
- Video intercom.
- Domotic system with two screens.

7.3. Plumbing:

- Armaflex Insulated copper pipes with a return hot water system till the entrance of the bathrooms.
- Drains of PVC in gutters and acoustic insulation.
- Main water Grohe stop cock in bathrooms.
- Anticalc system for all the house.
- Viessman solar panel system.
- Well at the plot, controlled from the machinery room.
- Centralized automatic irrigation system.

7.4. Bathroom fittings:

- Hydro massage bathtub in master bathroom and shower tray according to Project with Axor Cittero tabs and thermostatic in showers.
- Secondary bathrooms with Italian design tabs, placed in-walls.
- Sinks are placed under a polished marble slab, of white porcelain or marble.
- Wall hanged sanitary throughout the house.

7.5. Acclimatization:

- Air conditioned VRV system, with interior fancoils with independent thermostats.

- Ferroli gas boiler for the heated floors and the hot water supply.
- Buried gas deposit of 800kg placed in the exterior of the house.
- Chimney in the living-room and main bedroom (Bioetanol).
- Water floor heating in main floors.

7.6. Especial installations:

- 1000 litre water deposit.
- Ground antenna for TV and FM, and parabolic for satellite reception.
- Independent swimming-pool finished in gresite and a wooden solarium, never ending views and salted treatment system, with an outside bathroom.
- Exterior gazebo as designed by the architect.
- Exterior closed parking for four vehicles.