

DEFAULT SPECIFICACIONES AND FINISHES

FOUNDATION AND STRUCTURE

- The foundations are made from reinforced concrete footing pads and reinforced concrete retaining walls, protected by a continuous waterproof membrane. All in strict compliance with the current regulations and under the supervision and checks of an external technical control body.
- The structure is made of reinforced concrete, complying with current regulations and under the supervision of an external technical control body.

ROOFS AND TERRACES

- The roofs are flat, waterproofed and thermally insulated, according to the requirements of the Technical Building Code.
- The inverted flat roof construction is fully transitable and places the thermal insulation on top of the waterproof membrane and geotextile layer.
- The terraces are also inverted flat roof construction, finished with porcelain stoneware.
- All roofs have water supply and drain.

EXTERNAL WINDOWS AND DOORS

- The exterior windows and doors are in bicolour lacquered aluminium, with a thermal break that provides maximum energy and acoustic efficiency, with double glazing and an air gap, to improve the overall comfort of the home.
- Safety glass is installed in selected areas as per the client's requirement.
- The entrance door to the house is armoured with a smooth white lacquered wooden board inside. Externally, the design fully fits with the facade layout and design.

INTERNAL PARTITIONS

- The interior partitions of the house are non-loadbearing metal stud partitions face with plasterboard and filled with thermal and acoustic insulation.

INTERIOR CARPENTRY

- The entrance door is a reinforced security door lacquered white internally and finished according to project design and specification internally. The internal doors are fully finished solid MDF lacquered white with metal handle.
- The built-in wardrobes have smooth, white-lacquered sliding doors with metal handles and an interior structure made of laminated board, with a luggage compartment, hanging bar and drawers, all according to the project's design.
- The bedrooms wardrobes have all sliding doors, with laminated board interior structure, hanging bar and drawers, all according to the project's design and specification.

PAINTS AND CEILINGS

- The interior ceilings of the house are topped with continuous suspended ceilings made of plasterboard, fixed to a metal stud structure. The ceilings' structure is made to allow the easy access to installations.
- The interior painting of the house, both the ceilings and the walls, is smooth synthetic, fully matching the rest of the finishes and specifications.

FLOORS AND TILES

- The floors are porcelain stoneware in different formats and models according to the project's design and specifications.
- The terraced floors and outdoor areas are paved with non-slippery porcelain stoneware.
- The skirting boards are lacquered in white or corresponding to the floor, according to the project's design.
- The tiled bathrooms and kitchen are porcelain stoneware in different formats and models according to the project's design.

BATHROOMS

- All the bathroom components are of white porcelain, solid stone or acrylics of first quality, according to the project's design.
- Top quality suspended washbasin cabinets, according to the project's design.
- Wall mirrors according to Project.
- Chrome-plated or colour single lever taps, according to Project design.
- Large format walk-in showers with large glass screens.

KITCHENS

- The kitchen base and walls units are made from laminate matt finish with handles. The countertop is made of top quality artificial stone or solid surface.
- The kitchen is equipped with induction hob, electric oven and microwave, extractor hood, sink and mixer taps, refrigerator and dishwasher, all from top of the market brands.

INSTALLATION OF ELECTRICITY, TELEPHONY AND TELEVISION

- Video intercom.
- All electrical components made of top-quality design.
- Built-in, fully integrated lighting, using low consumption items, according to specification of the project.
- The electrical installation of the house is carried out in accordance with the mandatory Low Voltage Electrotechnical Regulation.
- Individual television antenna.
- TV and telephone sockets in all bedrooms, kitchen and living room.
- The entire installation is built in full compliance with the current Telecommunications Regulations.

AIR CONDITIONING AND VENTILATION

- The air conditioning installation is a heat pump system. This multitask technology uses the energy of the air to heat the spaces and does has such high efficiency and high performance that it has been considered by European regulations as renewable energy. The outdoor unit will be installed on the floor and the indoor units and ducts are hidden in the interior suspended ceiling of the house.
- Programmable digital thermostats on each of the floors of the house.

- Installation of an individual double flow ventilation system with heat recovery system, which allows considerable energy save and proper ventilation of the home.

HOT SANITARY WATER AND UNDERFLOOR HEATING

- The water is heated thanks to the heat pump system and a water tank located inside the house.
- A centralized underfloor floor heating system is installed, linked to the heat pump system, by water pipe and programmable digital thermostats independent for each floor of the house.

EXTERNAL COMPONENTS

- Plot enclosures decorated with natural stone, continuous render and / or stoneware, according to the project's design.
- Retaining walls, according to individual project, made of reinforced concrete structure.
- Interior construction of each plot made at different levels, with non-slip porcelain stoneware floors, gravel, scratched concrete slabs and / or concrete slabs, according to Project.
- Soft and hard landscaping of the plot.
- Exterior lighting of the plot by sconces and beacons, with low consumption electric elements.
- Remote control operated entrance gate.
- Swimming pool with underwater lighting and saline chlorination system for reducing maintenance costs and improving water quality.

CUSTOMIZATION / EXTRAS¹

- Electric lift without machine room and easy stop in each level of the house.
- Airzone and Acuazone systems for the control of the air conditioning and heating of the house, with individual zoning of each room and remote control, for greater energy saving and greater overall efficiency.

¹ An individual house allows for a virtually infinite range of extras or options to add. Based in our construction experience, we show in this section only those extras that are usually requested by our clients. We can add or build in the house any other extra that's not listed in this document.

- Smart alarm package, remotely / mobile controlled, consisting of: wireless alarm control panel, cameras scanning all the perimeter, interior motion sensors, break and enter sensors and alarms.²
- Outdoor barbecue.
- Expansion of walkable terraces.
- Infinity swimming pool.
- Jacuzzi.

² The installation and set-up of the smart alarm, including the hardware or components, is included in the property price. It is also included in the said price the first six months of the monthly invoices.