

**60 APARTMENTS WITH PARKING, STORAGE ROOMS, AND POOLS  
LEVANSUR HOME EIGHT – FASE I  
VERA PLAYA, ALMERÍA**

**Structure, Enclosure, Facade & Finishes:**

- Reinforced concrete structure and foundation, per technical project design.
- Ceramic brick walls with rock wool insulation and plasterboard lining.
- Facades combining single-layer mortar with paint finish and ceramic cladding.
- Interior porcelain flooring (60x60 cm) with matching 9 cm skirting; anti-slip porcelain on terraces.
- Bathroom tiling in 60x30 cm porcelain, white on three walls, one wood-effect.
- Smooth white paint on walls and ceilings inside the property.

**Interior & Exterior Carpentry and Glazing:**

- Security entrance door; interior white lacquered doors (Sparta 5 model by Dierre).
- Built-in wardrobes, white lacquered with drawers and sliding doors.
- Exterior aluminum carpentry in dark grey (RAL 7016); sliding and tilt-turn systems.
- Exterior railings in laminated glass (6+6); double glazing in bedrooms with solar control.
- Motorized aluminum blinds in bedrooms, matching window color.
- Kitchen furniture per layout; integrated fridge & dishwasher, induction hob, extractor, oven & microwave in column.

**Plumbing Installation:**

- White sanitaryware by Roca or similar; “The Gap” toilet model.
- Chrome mixer taps by Roca or similar; Rain shower (Box model by TRES or similar).
- Bathroom furniture with inset basin and 80x70 cm rectangular mirror (Visobath 80 cm with 2 drawers).
- Custom extra-flat shower tray with glass screen.
- Built-in shower shelf per technical design.
- Domestic hot water via 150L arothermal heater (Ariston or similar).
- Water point on terrace and/or solarium.

**Electrical & HVAC Installation:**

- Electric towel heaters in both bathrooms.
- Switches by Niessen or Simón 28 white or similar. Color video intercom.
- TV and phone outlets in all rooms.
- LED lighting in outdoor areas, living room-kitchen, bathrooms, and hallway. LED strips under upper kitchen cabinets.
- Pre-installation for EV charging in parking area.
- Pre-installation of ducted air conditioning.

**Solarium (where applicable):**

- Summer kitchen with granite countertop, sink, pre-installations for hot/cold water, washer, mini fridge, and power outlet. (Appliances not included.)
- Power points and TV.
- Pergola area above kitchen with solar panels as per technical project.

**Common Areas:**

- Two outdoor pools with lighting, and one heated indoor pool connecting blocks III & IV.
- Parking space and storage room in garage area.
  - The seller reserves the right to make modifications imposed by official regulations or technical, legal, or commercial needs.
  - This document is non-contractual.

# 18 MAISONETTES, GARAGES, STORAGE ROOMS AND SWIMMING POOL LEVANSUR HOME EIGHT – PHASE I VERA PLAYA – ALMERÍA

## **Structure, Enclosures, Façade, and Finishes:**

- Reinforced concrete structure and foundations, as per technical specifications.
- Ceramic brick walls with rock wool insulation and plasterboard lining.
- Façades with a combination of rendered mortar (painted) and ceramic cladding.
- Porcelain tile flooring (60x60 cm) with 9 cm skirting. Non-slip porcelain tiles for outdoor terraces.
- Bathroom wall tiles: white porcelain (60x30 cm) on three walls and wood-look tile on one.
- Smooth white paint on interior walls and ceilings.

## **Carpentry, Glazing & Joinery:**

- Security entrance door. Interior doors: white lacquered (Sparta 5, Dierre).
- Built-in wardrobes with drawers, white lacquered, sliding doors with soft close (19 mm board).
- Exterior aluminum joinery RAL 7016: sliding (75RPT series) and casement (55-60RPT series).
- Exterior glass railings: laminated 6+6. Bedrooms with double glazing (Guardian Sun 3+3/10/5 mm).
- Motorized aluminum shutters in bedrooms (same color as windows).
- Kitchen furniture per layout.
- Appliances: integrated fridge & dishwasher, induction hob, extractor, oven, microwave in column.

## **Plumbing Installation:**

- Sanitaryware: Roca (Monodin N or similar), The Gap model toilet.
- Chrome single-lever taps: Roca or similar. Rain effect shower (Box by TRES or similar). External shower control.
- Bathroom unit: Visobath 80 cm with two drawers, undercounter sink, rectangular mirror (80x70 cm).
- Custom extra-flat shower tray with transparent glass screen.
- Built-in shower niche as designed by Technical Direction (DF).
- Domestic hot water via aerothermal heater (150L), brand Ariston or similar.
- Water tap on terrace and/or solarium.

## **Electrical & Climate Control:**

- Electric towel warmers in both bathrooms.
- Switches: Niessen, Simón 28 white or similar. Color video intercom.
- TV and phone sockets in all rooms.
- LED lighting: exterior, kitchen-living room, bathrooms, and hallway. LED strips under upper kitchen cabinets.
- Pre-installed EV charging point in parking area.
- Pre-installed ducted air conditioning.

## **Solarium (where applicable):**

- Outdoor summer kitchen with granite countertop, sink, pre-installed cold/hot water, sockets for washer and mini-fridge (appliances not included).
- TV and power outlets.
- Pergola area above summer kitchen, with solar panels (per DF project).

## **Communal Areas:**

- Outdoor swimming pool with internal lighting (as per DF design).
  - Parking space and storage room in garage.
- The developer reserves the right to make modifications required by legal, technical, or commercial needs.
- *This document is not contractual.*

# VILLAS – MODULAR CONSTRUCTION

## LEVANSUR HOME EIGHT – PHASE I

### VERA PLAYA – ALMERÍA

#### **STRUCTURE, ENCLOSURES, FAÇADE AND FINISHES:**

- Structure and enclosures: VIVO sustainable homes system.
- Façades: combination of single-layer mortar with paint finish and ceramic cladding, according to the design by the Site Management.
- Flooring: choice of gres (60x60 porcelain with 9 cm matching skirting) for interior floors. Non-slip gres (60x60 porcelain with 9 cm skirting) on outdoor terraces.
- Wall tiling: choice of tiles for bathrooms. 60x30 white porcelain on three walls and one wood-look porcelain wall.
- Smooth white paint for interior walls and ceilings.

#### **INTERIOR AND EXTERIOR CARPENTRY, AND GLAZING:**

- Security entrance door. Interior doors lacquered in white, Sparta 5 model by Dierre.
- Built-in wardrobes: lined inside, with drawers, white lacquered sliding doors with soft-close. 19mm board.
- Exterior aluminum joinery: RAL 7016 color. Series 75RPT (dark grey) for sliding windows and series 55-60 rpt for casement windows. 30mm overlap and 120 mm shutter guide.
- Glazing: exterior railings in laminated glass 6+6; bedrooms with 3+3 Guardian Sun/10/5mm double glazing with solar control.
- Motorized aluminum shutters in bedrooms, same color as windows.
- Kitchen furniture as per layout plan.
- Built-in appliances: integrated fridge and dishwasher, induction hob, extractor hood, oven and microwave in column.

#### **PLUMBING INSTALLATION:**

- Sanitaryware by Roca, Monodin N or similar, in white. Toilet model 'The Gap'.
- Chrome single-lever taps by Roca or similar. Rain-effect shower head, Box model by TRES or similar. Shower tap located at the entrance for convenient activation.
- Bathroom units: integrated basin in countertop and 80x70 cm rectangular mirror. Visobath 80 cm model with two drawers and under-counter basin.
- Custom extra-flat shower tray depending on the dwelling. Transparent glass shower screen.
- Shower niche: placement and size determined by Site Management based on technical criteria.
- Domestic hot water production via aerothermal system heater, 150-liter capacity (Ariston or similar).
- Outdoor water points in the plot and solarium.

#### **ELECTRICAL INSTALLATION AND AIR CONDITIONING:**

- Electric towel warmers in both bathrooms.
- Electrical fittings by Niessen, Simón 28 white or similar. Color video intercom.
- TV and telephone sockets in all rooms.
- LED lighting: exterior, living room-kitchen, bathrooms, and hallway. LED strips under high kitchen cabinets.
- Pre-installation for electric vehicle charging point in parking area.
- Pre-installation for ducted air conditioning.

#### **SOLARIUM AND POOL:**

- Summer kitchen: three modules with granite countertop, single-lever tap sink, cold and hot water pre-installation, outlets for washing machine and mini fridge, and service socket on countertop (appliances not included).
- Power and TV outlets.
- Pergola area above the summer kitchen on the solarium with solar panels, per Site Management project.
- Swimming pool: two interior lights, heat pump, electric pool cover, roller, and solar shower.
- Parking area with pergola.
- The selling company reserves the right to make modifications to the works as may be officially imposed or required due to technical, legal, or commercial reasons.
- This document is not contractual.