

# Technical Specifications Citrus Horizon Villas

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete using insulated and reticular slabs.

## EXTERIOR ENCLOSURE

- Exterior wall with ceramic bricks of 12 cm. Extruded EPS polystyrene insulation.

## ROOF

- Non-passable flat roof with XPS 12 cm insulation in the covered area.

## FACADE

- White scraped monolayer coating, depending on the design specification.

## INTERIOR PARTITIONS

- Ceramic bricks of 4, 7 and 11 cm.

## BATHROOM COVERINGS

- Top of the range ceramics.

## INTERIOR AND EXTERIOR FLOORING

- Ceramics 60 x 60 cm. Rectified
- 7 cm skirtings integrated into the walls.

## INDOOR AND OUTDOOR LIGHTING

- Interior, LED in the living room and bedrooms.
- Exterior wall light fittings and garden beacons according to exterior design specifications (if applicable).

## EXTERIOR CARPENTRY

- Aluminum frames, with thermal bridge break, embedded in living room flooring.
- Electric shutters integrated into carpentry in all windows except bathrooms.

## INTERIOR FITTINGS

### Kitchen:

- Fully furnished kitchen with integrated fridge freezer and induction hob with extractor in the worktop.
- Countertop: Silestone 12mm Suede

### Internal doors:

- Interior doors in smooth in lacquered white. Height 2.20 m.
- Design handle in stainless steel.

### Wardrobes:

- Folding or sliding cupboard doors in wood lacquered in smooth white. Interior with shelves, chest of drawers and hanging bar, adapted to the space available.

### Bathroom furniture:

- Fully complete with mirror and built-in light.

### Entrance door:

- Armoured, with security lock.



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## GLAZING

- Double-glazed windows with air chamber according to CTE.
- Fixed windows of glass, folding or sliding glass in showers.
- Safety glass railing on 1st floor terraces.

## TOILETS AND TAP FITTINGS

- Toilet with cushioned lid.
- One piece shower tray.
- Chrome mixer taps.

## PAINTWORK

- Smooth white RAL 9010.

## HEATING AND AIR CONDITIONING

- Air conditioning via ducts with direct expansion heat pump.
- Pre-installation for electric towel heater in bathrooms.
- Air source Heat Pump water

## EXTERIORS

- Up - and downlights on the walls.
- Fencing: Simple torsion metal fence
- Private swimming pool 6x3m

## SPECIAL FACILITIES

- Intercom.
- Outdoor shower

## HOUSEHOLD APPLIANCES

- Microwave
- Oven
- Induction hob with extractor
- Refrigerator
- Dishwasher

All white goods from Johnson or similar.

