

CARRVERA HILLS®

RESIDENCES



ANEAS RESIDENCES
Quality Specifications Dossier

Comercial Quality Specifications Dossier



CONSTRUCTION

Foundations & Structure

- Reinforced concrete strip footings and perimeter foundation walls.
- Reinforced concrete column structure.

Roofs

- Walkable flat roof finished with premium non-slip porcelain tiles.
- Non-accessible roofs finished with gravel.

External walls

- External wall build-up consisting of an outer ceramic masonry leaf finished with single-coat render, air cavity, thermal insulation in compliance with current building regulations, and inner dry-lined plasterboard finish.

Flooring

- Interior flooring in high-quality rectified porcelain stoneware tiles, with skirting boards matching the flooring finish.
- Exterior flooring in high-quality rectified non-slip porcelain stoneware tiles, in the same format as the interior flooring.

Ceilings

- Suspended ceiling with removable panels in the secondary bathroom. Continuous suspended ceiling throughout the remainder of the dwelling.
- Recessed curtain pelmets above external window and door openings.

FINISHES

Exterior carpentry

- PVC external frames with airtight sealing system, available as hinged, tilt-and-turn or sliding units depending on room layout.
- Double glazing with air cavity.
- Motorised shutters installed on all external openings of the dwelling.

Internal partitions

- Internal layout formed by plasterboard partition walls on a self-supporting metal frame system, incorporating internal rock wool acoustic and thermal insulation.

Internal carpentry

- Reinforced entrance door with three-point security locking system and peephole.
- Internal passage doors with solid MDF panels finished in matte white lacquer, fitted with stainless steel hinges.
- Modular wardrobes in bedrooms, as per layout plans, with hinged or sliding doors depending on room configuration. Wardrobe interiors lined in MDF, including hanging rail and overhead storage shelf.

Wall finishes

- Fully tiled bathrooms with premium porcelain tiles. Depending on the stage of construction, purchasers may choose the tile colour or combination from a pre-selected range.
- Smooth finish plastic emulsion paint applied to vertical and horizontal surfaces.





EQUIPMENT

General installations

- Electrical installation according to current regulation.
- Aerothermal system for domestic hot water production, in compliance with current regulations.
- Pre-installation for ducted air conditioning system

Kitchen

- Fully fitted kitchen with wall mounted and lower units according to the design shown in the plans, finished in matt white with grey interior and white gola handle system.
- 12 mm porcelain worktop, according to the design.

Bathroom fixtures

- Extra-flat white resin shower tray with slate finish.
- Floor-mounted porcelain toilet with wall-hiddd water tank.
- Vanity unit with integrated washbasin, tap and mirror. Possibility to choose model and colour from a preselected range of options.

Outdoors

- Outdoor parking area located at the rear of the apartment blocks and within each individual plot for the villas.
- Communal swimming pool with approximately 150 m² of water surface area, equipped with an automatic chlorination and sulphate treatment system, including electronic dosing pump and chlorine and pH regulator.
- Changing rooms and shower facilities connected to the communal pool area.
- Storage rooms located on the semi-basement level for apartments.
- Outdoor laundry area and interior storage room in villas.

OTHERS

Optional features

- Depending on the stage of construction and under conditions to be defined, clients may choose the following options, which are not included in the standard specifications of the development:
 - Shower screens in bathrooms
 - Roller blinds
 - Kitchen peninsula option in apartments
 - Complete set of kitchen appliances: induction hob, oven and microwave in column, extractor hood, combined fridge-freezer and integrated dishwasher
 - Complete air conditioning system installation
 - Drawer units in wardrobes or customized interior layout
 - Decorative wallpaper on bedroom headboard walls
 - Home automation system
 - Outdoor kitchen or barbecue area (depending on property type)
 - Artificial grass in garden areas or personalized garden landscaping in villas
 - Pergolas in parking areas and terraces
 - Private swimming pool in villas