

RESIDENCIAL UNIVERSO HOMES
ROLDÁN, MURCIA
Quality List

FOUNDATIONS, STRUCTURE, FACADE, CLOSURES, ROOFING AND CEILINGS

- Reinforced concrete structure. Slabs and pillars in reinforced concrete.
- Combination of single-coat mortar finishes with wood-colored porcelain tile cladding.
- Ceramic brick walls, with air cavity and acoustic and thermal insulation according to regulations.
- Inverted flat roofs accessible, with non-slip ceramic flooring, waterproofed and insulated with XPS.
- Removable gypsum board false ceilings in bathrooms and continuous gypsum board ceilings in the rest of the home.

EXTERIOR AND INTERIOR FLOORING AND PAINTING

- Exterior: high-quality non-slip gray porcelain tiles.
- Interior: high-quality gray porcelain tiles fixed with waterproof adhesive.
- Plastic paint, smooth finish, white color on walls and ceilings.

BATHROOM WALL FINISHES

- High-quality porcelain tiles fixed with waterproof adhesive. Large formats, tiled in white, except for the shower wall matching the interior floor. Niches inside the shower.

EXTERIOR AND INTERIOR JOINERY

- Exterior: colored PVC with thermal break. Dark gray shutters on all windows and glazed doors.
- Interior, kitchen: equipped with high and low cabinets with large capacity, melamine finish, white doors combined with wood imitation. Worktop and backsplash in Silestone, porcelain or similar, undermount sink, high single-lever mixer tap.
- Worktop for the island/peninsula in Silestone, porcelain tiles or similar.
- Included appliances: refrigerator, built-in oven, microwave, and extractor hood. Integrated dishwasher.
- Bedroom wardrobes according to project, lined inside with drawers.
- Suspended bathroom cabinet, mirror, and lighting above the sink.
- Interior joinery lacquered white with black handles.
- Security entrance door, same color as exterior PVC, panelled with white lacquered DM inside.
- Double-glazed windows with air cavity according to CTE. Laminated glass railings framed in aluminum on terraces.
- Sliding glass partition at side of shower trays.

SANITARY WARE AND FITTINGS

- Sanitary ware Roca brand or similar, in white.
- Black single-lever taps. Rain-effect showers.

HEATING, AIR CONDITIONING AND DOMESTIC HOT WATER

- Pre-installation of ducted air conditioning in living room and bedrooms. Air renewal and extraction system. Pre-installation for electric towel rails in bathrooms.
- Electric water heater in closed storage under the stairs.
- Water outlets on ground floor exterior and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical and telecommunications installation according to current regulations.
- TV, radio, and telephone outlets in living room-kitchen and bedrooms.
- Pre-installation for cable TV. Intercom installation.
- Terraces and solarium with TV points, lighting, and electrical outlets.
- LED lighting recessed or surface-mounted indoors, except decorative, and LED wall lights outdoors according to plans.

EXTERIORS AND SOLARIUM

- Private pool with seat, pre-installation for heat pump, and solar shower.
- Filter covered with artificial grass sheet.
- Outdoor surface parking space.
- 3 photovoltaic solar panels 1.5 kW.
- Summer kitchen on solarium with sink and socket for refrigerator. Pre-installation for washing machine with aluminum folding doors and gray granite countertop.
- Water outlets on ground floor exterior and solarium.

- The selling company reserves the right to make modifications to the works that are officially imposed on it, as well as those motivated by technical, legal, or commercial requirements.
- This document is not contractual.