

**FOUNDATION
AND STRUCTURE**

- Foundation based on a reinforced concrete slab.
- Reinforced concrete walls in the basement.
- Structure based on reinforced concrete columns and waffle slabs.

**FACADES,
PARTITIONS AND
FALSE CEILINGS**

- Brick facades constructed with perforated ceramic brick and plastered with mesh reinforcement, featuring a continuous exterior coating of white single-layer mortar, white stone masonry, and ceramic cladding. Intermediate cladding is made with plaster and mineral wool thermal and acoustic insulation.
- Partition walls are built with double-layer plasterboard (12 mm + 13 mm) and mineral wool thermal and acoustic insulation.
- Continuous suspended ceilings of plasterboard and removable panels in bathrooms.

FLOORS AND TILING

- High-quality ceramic flooring inside the property.
- Matching ceramic skirting boards.
- High-quality, non-slip ceramic flooring on exterior of the property.
- Bathrooms tiled with high-quality ceramic tiles.

**PVC CARPENTRY
AND GLASS**

- PVC window and door frames by *KÖMMERLING*.
- Motorized blinds in bedrooms, matching the same color range, in "Anthracite Gray RAL 7016".
- Security front door by *Dierre* or similar.
- Low-emissivity double glazing with solar control.

**WOOD
CARPENTRY**

- Floor-to-ceiling interior doors, smooth white lacquered, with concealed hardware and matte black handles.
- Compact wardrobes and wardrobe doors, white lacquered, with grooved handles.
- Interior of wardrobes lined with cream textile finish melamine board, and equipped with:
 - Drawers
 - Luggage compartment divider, and a hanging rail.
 - Soft-close hinges and runners.
 - Shoe and trouser racks.
 - Interior LED lighting with an opening sensor.
 - Jewelry box in the master bedroom.

PAINTING

- Smooth, washable, white plastic paint for interior use inside the property.
- Exterior elastic paint coating over mortar; single-layer coating on outside facades.

ROOFS

- Walkable roofs with non-slip paving (solarium).
- Non-walkable roofs for installations, with gravel.

KITCHEN

- Fully equipped kitchen.
- Kitchen furniture in your choice of colors.
- The kitchen includes:
 - *Bosch* kitchen appliances: extractor, oven, microwave, integrated dishwasher, induction hob, and American-style refrigerator.
 - Integrated LED lighting.
 - *Ascara* or *Neolith* countertop and backsplash.
 - Kitchen island with *Ascara* or *Neolith* countertop, sides, and front.
 - Undermount sink.
 - Cutlery tray, plate rack, and saucepan rack.
 - Recycling bins.
 - Spice rack and pantry with shelving.

**PLUMBING AND
SANITARY
INSTALLATIONS**

- *Roca “The Gap”* bathroom fixtures:
 - Countertop washbasins with wall-hung vanity units.
 - Toilet with concealed cistern.
 - Large-format shower tray and enclosure.
 - Backlit mirrors.
- *Roca* faucets, “*Cala*” series, matte black.
- Matte black bathroom accessories to match the faucets.
- Aerothermal system water heater boiler.
- Domestic hot water recirculation system.
- Cold water supply in gardens and terraces.
- Drains with concealed grate channels on exterior surfaces.

**ELECTRICAL
INSTALLATIONS**

- In accordance with REBT regulations: high electrification with *Jung* (or similar) matte black switches and sockets.
- TV and internet points in the living/dining room, kitchen, and bedrooms.
- Complete installation of photovoltaic solar panels.
- Complete installation of slow-charging point and Schuko socket for electric vehicles. (Compatible with *Wallbox* chargers).

LIGHTING

- Outdoor wall lights in porch and terrace areas.
- LED outdoor lighting.
- LED interior lighting.
- Indirect lighting with recessed lighting in the living/dining/kitchen area.
- Indirect lighting in bedroom curtain rods.

AIR CONDITIONING

- Ducted air conditioning throughout the property, with a control and zoning system to manage the temperature of each room individually.
- Mechanical ventilation system compliant with the CTE (Spanish Technical Building Code).

BASEMENT

- Basement with reinforced concrete walls.
- Garage for car and storage with motorized vehicle door and fire door providing access to the house.
- Bathroom.
- Installations room.
- Multipurpose room.
- English patio.
- Hallway with lift.

GARDEN

- Landscaped gardens and flowerbeds, with artificial grass, palm trees, banana trees, shrubs, drip irrigation system and programmer.

**SWIMMING
POOL**

- Salt chlorinating system.
- pH dosing pump.
- Submerged sunbathing area.
- Jacuzzi area.
- Waterfall.
- LED lighting.
- Solar-heated shower.

EXTRAS

- Wine cellar in basement
- Cinema room in basement
- Spa in basement
- Bedroom in basement
- Summer kitchen(s)
- ...Many more options available