

VILLA SERENA SUN GOLF
LOS ALCÁZARES
MURCIA
QUALITY LIST

Villa Serena Sun Golf is a magnificent complex initially composed of 6 independent villas with individual private swimming pools. The homes are single-storey with a terrace area and a large solarium on the first floor, allowing you to enjoy sunlight throughout every day of the year.

- High energy-efficiency thermal insulation for nearly zero-energy homes in accordance with the new 2019 CTE Energy Saving Basic Document.
 - High-performance acoustic insulation with airtight carpentry and sound-insulating enclosure elements.
 - Exterior PVC carpentry in brown or similar color. Double glazing with optimal solar protection and laminated glass in floor-level windows. Sliding windows with motorized blinds, except bathroom window with strap-operated blind. Compact system with thermal aluminum slats.
 - Exterior façade finished with single-layer mortar painted in cream color or similar, with natural stone cladding. Interior painted in smooth white.
 - Exterior fence made of galvanized profile on block wall finished in single-layer mortar.
 - Solarium railings in double translucent safety glass over and between walls.
 - Porcelain stoneware flooring throughout the home, including terraces, and large-format tiled bathrooms.
 - Bathrooms tiled in light colors or similar. Bathroom cabinet + mirror included. Horizontal niche included in shower.
 - Black single-lever taps. Built-in sanitary ware, Roca brand or similar, in white.
 - Fixed shower screen panel in matte or transparent glass (choice).
 - Interior carpentry lacquered in oak color with black handles. Built-in wardrobes in bedrooms, lined with drawer units.
 - Appliances included in black or white: integrated refrigerator, hob, integrated dishwasher, microwave, oven, and extractor hood.
 - Kitchen furniture in coco color or similar and oak or similar on upper units. Silestone countertop in cream color or similar. Undermount sink. LED strip under wall cabinets.
 - Domestic hot water with an efficient low-consumption system.
 - Pre-installation of air conditioning in living room and bedrooms via ducts.
 - TV and telephone points in living room and bedrooms.
 - Switches and sockets type Simón 82 or similar in white.
 - Interior and exterior lighting design (excluding decorative lighting).
 - Power socket and antenna point on solarium and garden.
 - Water outlet on solarium and garden.
 - Private swimming pool with bench and access steps, with built-in waterfall and one interior light.
 - Artificial grass in the front part of the solarium.
 - Summer kitchen in solarium with socket for fridge and countertop.
- The selling company reserves the right to make modifications required by official regulations or due to technical, legal, or commercial requirements.
- This document is not contractual.