

VISTAMAR VILLAS – SAN JUAN DE LOS TERREROS ALMERIA

FOUNDATION AND STRUCTURE

- ✓ Foundation by reinforced concrete slab according to the geotechnical study carried out.
- ✓ Sanitary slab with prefabricated reinforced concrete joists, with air chamber, and HA basement walls.
- ✓ Structure using pillars and beams in different sections of reinforced concrete.
- ✓ Unidirectional slab 26+4 cm. in cover and compression layer.
- ✓ Strip footings and HA land retaining walls on the perimeter of plots.
- ✓ Concrete floor with electro-welded mesh in exterior paving areas.

ROOF

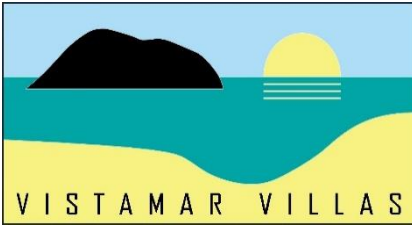
- ✓ Inverted flat roof, finished with gravel, non-passable on the general roof, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheet.
- ✓ Inverted flat roof, finished with ceramic flooring, on the walkable roof of the solarium, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheet

FACADE CLOSURES AND INTERIOR PARTITIONS

- ✓ Perimeter wall delimiting the plot of reinforced concrete and simple torsion fence laminated in green with an artificial hedge of 1.50 m.
- ✓ Exterior housing enclosure composed of a ½-foot brick wall externally coated with single-layer mortar, interior plastered with water-repellent mortar, air chamber and thermal-acoustic insulation, and interior partition with a plaster finish.
- ✓ Interior partitions with 9 cm double hollow brick and finished with plaster or pladur and smooth matte plastic paint.
- ✓ False ceiling throughout the house with laminated plasterboard finished with smooth matt plastic paint, accessible in the courtesy bathroom for installation and maintenance of the A/C machine.

EXTERIOR AND INTERIOR CARPENTRY

- ✓ Aluminum or PVC exterior carpentry, with thermal break in frame and leaf, matt black color, with different opening and activation systems, low-e double glazing + laminar security with air chamber. Motorized blinds with aluminum slats of the same color as the carpentry, Except for fixed Windows.



- ✓ External access doors to the plot, both pedestrian and road, in matte black metal slats.
- ✓ Armored access door to the dwelling, with a steel structure and pre-frame, locking device and peephole, double security lock and anti-leverage hinges, with front decorative panel.
- ✓ White lacquered MDF interior doors with chrome handles and knobs.
- ✓ Built-in wardrobes with white lacquered DM sliding doors, lined inside. They have a chest of drawers, loft and bar.

FLOORING AND TILING

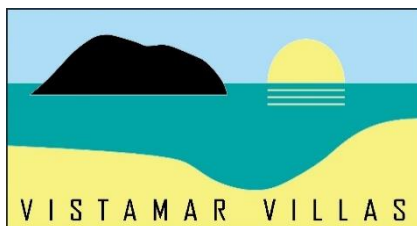
- ✓ Exterior stoneware flooring with 1st quality non-slip surface on the terrace/pool.
- ✓ First quality stoneware flooring throughout the house, with various finishes to choose from.
- ✓ Top quality stoneware tiling in vertical walls of bathrooms, with various finishes to choose from.

PLUMBING

- ✓ Indoor installation made with reticular polybutylene pipe.
- ✓ Rainwater collection system with PVC pipes.
- ✓ Vitrified porcelain sanitary ware, acrylic shower trays and mixer taps.
- ✓ Sanitary hot water (DHW) through an aérothermal heat pump system.
- ✓ Water points in the garden.
- ✓ Drainage network on the perimeter of the building.

ELECTRICITY

- ✓ Sectorised electrical installation, prepared for a high degree of electrification.
- ✓ Simon, Niessen or similar mechanisms and switches, smooth white finish.
- ✓ Channeling of telecommunications, with TV points and telephone provision in all rooms, including outside porch area.
- ✓ Interior and exterior light points according to regulations. Interior and exterior lighting with led lights.
- ✓ Exterior perimeter lighting throughout the plot.
- ✓ Automatic intercom at the access to the plot.
- ✓ Provision for installation of photovoltaic solar panels.
- ✓ Plug point for slow car charging



KITCHEN & WHITE GOODS

- ✓ Fully furnished kitchen with base units, with lower and upper baseboards, with drawers and shelves made of the same material.
- ✓ Quartz countertop and kitchen front (silestone brand), with undercounter sink. Ceramic hob built into the worktop.
- ✓ Top brand appliances included; refrigerator, oven, ceramic hob, extractor hood, washing machine and 100 - 150 l aero-thermo.
- ✓ Summer Kitchen in solárium.

AIR CONDITIONNING

- ✓ Pre-installation of Air Conditioning through ducts with distribution and return grilles in all bedrooms and the living room.

VENTILATION AND EXTRACTION

- ✓ Forced ventilation in dry areas, and through extraction in toilets and kitchen.
- ✓ Heat recovery.
- ✓ Air intake for bedrooms and living room and forced extraction for humid areas.

GARDEN & SWIMMING POOL

- ✓ Private rectangular-shaped pool of 18.00 m² (6x3m.) in the VillaIsla model and 6.00 m² (3x2m.) in the VillaCala model. Depth of swimming pools between 1.20 and 1.50 m, formation of work steps. Equipped with skimmers, bottom drain, interior lighting, covered with top quality stoneware and will have a paved area attached to the porch of the house. Outside shower.
- ✓ Garden area with anti-weed mesh and finishing with artificial grass.
- ✓ Utility room under the stairs with access to solarium

* * The facultative direction and the property reserve the right to make changes in the materials described, always maintaining a similar quality to the replaced material.