

ROMERO 17

Featured specifications

- _ Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- _ Basement (concrete finish) with interior glazed patio and natural light.
- _ Private pool, pre-installation of heat pump and solar shower.
- _ Three-piece balcony door hidden in wall.
- _ Interior masonry wall.
- _ Facade masonry (as per project).
- _ Limestone façade cladding (as per project).
- _ Exterior carpentry in aluminium with thermal bridge breakage.
- _ Same porcelain flooring indoor-outdoors. non-slip outdoor.
- _ Ducted air conditioning on the ground floor.
- _ Hot water Aerothermal Heat Pump system.
- _ Electric radiant floor in bathrooms.
- _ Wall-hung toilets.
- _ Built-in taps in bathrooms.
- _ Thermostatic shower in each bathroom.
- _ Furniture (hung) in each bathroom.
- _ Solatube in second bathroom.
- _ Panelled kitchen and built-in appliances.
- _ Equipment included: ceramic hob, extractor hood, integrated electric oven and microwave.
- _ Top and Peninsula in Silestone, porcelanic or similar.
- _ Lighting package with led technology.
- _ Standard home automation pack.
- _ Electric shutters in bedrooms.
- _ Pre-installation for electric vehicle charging point.



The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 14/07/26

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Technical Specifications

FOUNDATIONS AND STRUCTURE

- _ Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- _ Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FAÇADE AND ENCLOSURES

- _ Combination of dry masonry finishes, limestone cladding, and one-coat mortar.
- _ Ceramic brick walls, with air chamber and EPS insulation.
- _ Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

ROOFING

- _ Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness.

CEILINGS

- _ False ceiling of suspended laminated plasterboard (as per Project). Water-repellent plate in wet areas.

OUTDOOR FLOORING

- _ First-class porcelain stoneware (120x60cm), non-slip and anti-freeze, placed with water-repellent adhesive.

INDOOR FLOORING

- _ First-class porcelain stoneware (120x60cm), laid with water-repellent adhesive.

PAINTWORK

- _ Plastic paint with a smooth finish and white colour on walls and ceiling.



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ROMERO 17

CLADDINGS

- _Interior masonry wall.
- _First-class porcelain stoneware in bathrooms, laid with water-repellent adhesive.(According to the project).

EXTERIOR JOINERY

- _Thermo-lacquered aluminium, top brand and with thermal bridge.
- _Electric shutters integrated into the joinery in sleeping areas.
- _Pre-installation of electric roller-blinds.
- _Two-colour aluminium joinery in the master suite.

GLAZING

- _Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- _Shower screen in bathrooms.

- _Enclosure of the inner patio in the basement.
- _Glass railing on the ground floor.
- _Skylight that closes the interior patio.

INTERIOR JOINERY

_Kitchen:

- Furnished with large capacity high and low cabinets finished in melanin.
- Top and peninsula in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
- Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.

- _Wardrobes with folding doors, lined interior and drawers.
(According to project plan).

- _Suspended washbasin cabinet with drawer in each bathroom.

- _Main entrance door armoured with security lock. Two-colour finish; white inside.



ROMERO 17

LIGHTING

_Interior: applied LED technology, white controls throughout the house and plugs according to regulations.

_Exterior: LED strip embedded in the ceiling of the porch on the ground floor. In addition, wall lights and beacons placed according to the project plan.

TOILETS AND TAPS

_Suspended toilet and cushioned hinge seat.

_Wall-mounted basin mixer tap and countertop basin in the master suite.

_Built-in and thermostatic shower, consisting of a shower head and hand shower.

EATING AND AIR CONDITIONING

_Ducted air conditioning with direct expansion heat pump.

_Electric underfloor heating in bathrooms.

_Installation of air renewal and extraction.

_Pre-installation for electric towel racks in bathrooms

DOMESTIC HOT WATER

_High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

PLUMBING AND DRAINAGE

_Plastic pipes resistant to extreme water temperatures.

_General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.

_Outdoor water connections on the ground floor and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

_Provision of electrical and telecommunications outlets as defined by current regulations.

_Television and telephone sockets in living room-kitchen and bedrooms.

_Installation of automatic video intercom.

_Terraces and solarium with light points and plugs.

_Pre-installation of charger for electric vehicle.

_Home automation standard package.



ROMERO 17

OUTDOORS

- _Private pool, pre-installation of heat pump and solar shower.
- _Parking spaces for one vehicle.

BASEMENT

- _Basement finished in concrete.
- _Pre-installation of a water drive pump, water intake and electricity and telecommunications points.
- _Interior patio:
 - Thermo-lacquered aluminium, top brand and with thermal bridge.
 - Double-glazed windows with air chamber according to building technical code. Illuminated masonry wall.
 - Volcanic stone.

SOLARIUM

- _Pre-installation for kitchen, jacuzzi and photovoltaic.
- _Lighting and telecommunications point.

ROYAL SUITE OPTION (Two-bedroom property only).

- _Dressing rooms with folding and glass doors, lined interior and drawers. (According Project Plan).
- _Locksmith and glass partition.
- _Separate space for wall-hung toilet.
- _Bathtub.
- _double built-in and thermostatic shower.
- _Two units of wall-mounted basin mixer tap and two countertop basins.



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