

Quality specifications

FLOORING

MAIN HOUSE

- Ground floor: Porcelain tiles model "FARO", size 120x120x10mm (60x60x10mm in bathrooms).
- Upper floor: Natural Chambord wood.

GUEST HOUSE

- Living-room, dining area and kitchen: Porcelain tiles, model "FARO", size 60x60x10mm
- Bedroom and dressing-room: Natural Chambord wood.

OUTSIDE AREAS

- Porcelain anti-slip tiles, model "PURE", size 60x120x10mm in the outside areas as well as in the Pool Bathroom and Guest toilet.
- Portuguese stone in driveway and parking.

TILING & COATINGS

- Main House ground floor and Guest House: Porcelain tiles, model "FARO", size 60x120x10mm
- Upper floor: Porcelain Stoneware, model Mediterranean Select Chambord or StockholmMandel
- White stone cladding in some parts of outside walls.
- Plaster ceilings or gypsum plaster panels forming false ceilings at different levels, to hide the air conducts, the vents, and the required piping and electricity. All finished with 3 coats of high quality white plastic paint
- Plastered outside surfaces with cement mortar, finished with 3 coats of high quality white plastic paint

OUTSIDE & INSIDE CARPENTRY

- Carpentry for windows and doors in wood with "European System" and "Climalit" system (double glazing), using glass insulation thickness of 5/10/4+4.
- Most of the windows are equipped with wooden shutters.
- 6 + 6 mm glass panels on terraces
- Interior and closet doors comprised of solid wood structure and MDF inner sections.

BATHROOMS & TOILETS

- Porcelain Shower Trays: model "FARO" in the ground floor bathroom and model 2NID CASHMERE" in the upper floor bathroom
- Two Toilets equipped with washbasin IBANI model CERCLO and CORINA model OVAL, natural wood countertop and suspended porcelain toilet bowl
- Bathrooms equipped with one or two washbasins, suspended porcelain toilet bowl and bathtub or showers with glass partitions. All bathrooms with electric towel rails installed
- Larger Master Bathrooms equipped with two washbasin units, two suspended porcelain toilet bowls, two showers with glass partition, one bathtub, two electric towel rails
- GROHE taps

KITCHENS & LAUNDRY EQUIPMENT

- SNAIDERO Kitchen equipped with the GAGGENAU appliances
- Ceiling Indirect light over the island
- Gas installation for some appliances (in the kitchen and barbecue area).
- Smoke detector with battery and alarm buzzer
- Laundry equipped with 3 washing machines, a large sink, storage units and an area for pets.
- Acoustic insulation in laundry room walls
- Guest House kitchen equipped with fridge, dishwasher, oven, induction hob.

POOL

- Small mosaic tiles creating, model CROMIE, AQUA 20x20 GRIGIO AZZURRO LUX
- Salt chlorination system
- Underwater LED lighting
- Pool cover with electric control

OUTSIDE AREAS AND GARAGES

- Up to seven parking spaces in the outside area, including carport with metal cover for 1 space.
- Led lighting in all outside areas: wall lights "C4 AFRODITA WHITE", exterior floors built-in model "DOPO BORA", LED strips with aluminum angle covering on the stairs.
- Metal Pedestrian gate and Garage door painted in soft grey colour. Both are fully automatic with a remote control.
- Motion sensors for lighting near the entrance doors

ELECTRICITY, LIGHTING, SOUND, SECURITY AND HOME AUTOMATION

- Modern lighting equipment and electrical mechanisms, led strips, direct and indirect lights, dimmable lights. "JUNG LS 990 ALUMINUM" sockets and switches. "DOPO LAMBEL" wall lighting in hall and stairs, downlights "ARKOS GAP", "ARKOS SHOT LIGHT" or "ARKOS ORBITAL MINI 2".
- European standard KNX control technology for electricity, lighting, blinds with the possibility of connecting to control other systems, like heating, cameras, motion sensors. It includes:
 - o Server system for home control with ipad, laptop, tablet with an internet connection Home Lynk from Schneider Electric.
 - o Activation and visualization of lighting, blinds, thermostats and alarm of the house.
 - o Time setting of the elements
 - o IP cameras visualization

- Sends alarms or notifications by email to the owner
- Web server: allows remote control from any part of the world with internet connection. Password protected.
- Integrated SONOS sound system in rooms and terraces
- Security system: security lighting and cameras around the main and the guest house, motion sensors for security lighting, special exterior CAT 6 wiring for internet, cameras and connection to the Security Company.
- Access point UBIQUITI for fast internet in Guest house.

AIR CONDITIONING, PLUMBING AND VENTILATION INSTALLATIONS

- Heating, Cooling and hot water in the same system, controlled by a heat pump model DAIKIN ALTHERMA BIBLOC ERHQ016BW1, with the best values of seasonal energy efficiency.
- Underfloor heating EUROTHERM and air-conditioning with DAIKIN machines and conduits on false ceilings in all the rooms.
- Solar panels PROMASOL for hot water.
- Additional electric boiler THERMOL 150L as auxiliary.
- Machine room contains Pressure pump ESPA CPE MULTI 35, watertanks, Softener ATH 30L, Hidrokit DAIKIN EHCX16S26CB9W
- General ventilation or environmental renovation system throughout
- Plumbing installations contain crosslinked polyethylene conduits, protected by anti-condensation shells and insulating shells