

FINISHES

FACADES AND ROOFS

- Exterior finishing of the facade with masonry plaster and white silicate paint.
- Flat gravel cover.

WOODWORK

- Wooden front door.
- Connecting doors in oak wood.
- Wardrobes with wooden leaves and lined interior.
- Reynaers aluminium exterior carpentry in white with double glazing with Climalit type chamber with low emission.

FLOORING, TILING AND PAINTWORK

- Indoor flooring in Travertine marble for living and kitchen. Skirting boards of the same material of 7.00 cm high with a pit of 1.00 cm flush with the wall.
- Painting and cladding in Travertine marble bathrooms on walls. Countertops of the same material.
- Exteriors and terraces with sanded Travertine marble.
- Smooth washable plastic interior paint.

BATHROOM FITTINGS

- Villeroy & Boch bathroom fittings.
- Hansgrohe Axor chrome taps.
- Kaldewei bath.
- Bush-hammered marble shower tray.

KITCHEN

- Furnished kitchen with high and low furniture.
- Appliances GAGGENAU and MIELE.
- Franke sink with single-lever control.
- Silestone or natural stone countertops.

HEATING AND AIR CONDITIONING

- Climate control using DAIKIN aerothermal heat pumps for air conditioning/heating.

POOL AND POND

- Swimming pool lined with Indian green natural stone 10 X 10. Saline purifying system and lighting installed.
- Pre-installation for heated pool.
- Mortar-coated pond

GARAGE

- Covered parking with slab and paving finished in Portuguese paving stone.

EXTERIOR AREAS

- Street enclosure wall of Casares Stone.
- Enclosure between plots of Casares Stone, metal fencing and vegetation.
- Garden design by Finca Cortesin Landscaping.
- Portuguese paving stone vehicle access.

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Deep foundation of micropiles and reinforced concrete slabs.
- Structure with ventilated reinforced concrete sanitary slab on garden floors and the rest of the structure with reinforced concrete slabs.

FACADES

- Façade of reinforced concrete walls with thermal insulation with projected polyurethane of 45 Kg/m3 of density, thermal insulation at the edges of floors and columns, air chamber and backing with PLADUR with double plate (18+15mm) with mineral wool sound insulation.
- Exterior finishing of the facade with masonry plaster and white silicate paint and stone walls in garden level.

INTERIOR PARTITIONING

- Interior partitions made of Pladur partitioning with double 18+15mm plate with 46mm Pladur profiling with mineral wool inside, 15mm intermediate plate, 46mm profiling with mineral wool inside and double 15+18mm plate. In the case of wet rooms, 70mm profiles and a water-repellent type plasterboard will be used.
- 13mm PLADUR false ceiling.

ROOFS, TERRACES AND PORCHES

- Flat roofs finished in gravel with asphalt sheet waterproofing and thermal insulation with 45kg/m3 density projected polyurethane.
- Flat terraces with projected polyurea waterproofing and thermal insulation with polyurethane 45kg/m3 density.

ISOLATIONS

- A high level of thermal and acoustic insulation is achieved by means of specialised construction systems. Solid structural slabs. Projected polyurethane thermal insulation. PLADUR plasterboard (15mm) with mineral wool filling to prevent sound bridging. Thermal insulation with projected polyurethane in contact with the outside. Anti-impact film under the floor.

PLUMBING, HEATING AND AIR CONDITIONING

- Cross-linked polyethylene (PEX) plumbing system.
- Mechanised internal air-renewal system.
- Climate control using DAIKIN aerothermal heat pumps for air conditioning/heating.
- Hydraulic underfloor heating in the main areas of the house and electric underfloor heating in the bathrooms.

ELECTRICITY AND DOMOTICS

- GIRA system installed.
- Telephone and TV contact points in the living room, bedrooms and kitchen.
- Installation of cables for RJ45 data sockets in the bedrooms and living room, connected to the urbanisation's fibre optic network.
- Domotic system installed consisting of flood detectors, lighting control, climate control, integrated video intercom and water and electricity consumption control.
- Basic lighting in the interior of the house.
- Security and alarm installation connectable to central.

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