

GENERAL CONSTRUCTION

FOUNDATIONS AND STRUCTURES

- Concrete foundations and structure.

FAÇADES

- Exterior walls made of solid brick, interior walls made of water repellent plastering, thermal-acoustic insulation and plasterboard.

EXTERIOR RENDERING

- Filleted cement mortar rendering and paint finish, according to the design.
- Stone and tile cladding, according to the design.

INTERIOR PARTITIONS

- Double plaster board formed by two plates with thermal/acoustic insulation and water-resistant in bathrooms and kitchen.

ROOFS

- Non-walk-on roof: waterproof inverted roof with double sheet, insulated with expanded polystyrene panels and finished with gravel.
- Walk-on terrace: waterproofed with double sheet, insulated with polystyrene and finished with large size anti-slip porcelain floor tiles.

INTERIOR FINISH

VERTICAL WALL SURFACES

- Top quality smooth acrylic paint on plaster boards.
- Wall supporting the stair covered with natural stone, according to the design.
- Walls covered with porcelain tiles in bathrooms, according to the design.
NOTE: The laundry room and the kitchen do not have tiles on the walls.

CEILINGS

- Ceilings made of plasterboards with special registers for air conditioning machines.

FLOOR TILING

- Large size porcelain floor tiles on ground and top floor.
- Large size anti-slip porcelain floor tiles on terraces.
- Monolithic smoothed concrete in garage and cars entrance.

BATHROOM FITTINGS

- Wall mounted toilets with built-in tank and soundproofing by Villeroy Boch.
- Ceramic sinks by Antonio Lupi and Villeroy & Boch with white or coloured lacquered finish wall-mounted cabinet and white Silestone vanity top in all bathrooms.
- Showers made on site, bath tiling finishes with anti-slip treatment and fixed glass partitions.
- Single handle chrome taps by Antonio Lupi and Trass.
- Built-in chrome thermostatic shower kit taps.

INTERIOR JOINERY

- Interior doors made of high pressure laminate boards
- Closets with swing doors made of high pressure laminate boards, internal divisions and drawers.

EXTERIOR JOINERY

- Balcony with sliding doors made of dark grey lacquered aluminium with thermal break system.
- Turn and fixed windows made of dark grey lacquered aluminium with thermal break system.
- Exterior reinforced door made of Iroko wood with fixed side glass. Double security glazing in exterior joinery.
- Exterior handrails made of transparent laminated tempered security glass, according to the design.
- Garage door made of top-quality aluminium panel with automatic opening system.

INSTALLATIONS

ELECTRICITY AND TELECOMMUNICATIONS

- High voltage installation in accordance with R.E.B.T. standards with individual circuits.
- Top quality sockets and switches by Schneider.
- Telephone sockets, terrestrial and satellite TV in living room, kitchen and bedrooms by Schneider.

HVAC, AIR CONDITIONING AND HEATING

- Air conditioning and underfloor heating: aerothermal system with high energy efficiency Altherma by Daikin, with photovoltaic and solar support systems.

PLUMBING-SEWAGE

- Water distribution with reticulated polyethylene pipe and cut-off valves in every humid room and individual ones per device.

MECHANICAL VENTILATION

- Dual-Flow Mechanical Ventilation system with heat recovery.

OUTDOOR AREAS

GARDENS

- Mediterranean landscaping and gardening, according to landscape project.

OUTDOOR LIGHTING

- Lighting in garden areas.

IRRIGATION

- Irrigation system in garden areas.

SWIMMING POOL

- Private pool with small "Gresite" type ceramic tiles, salt filtering system and lighting. (Heat pump not included, optional on account of the client). (The possibility of its realization will depend on the progress of the building works).

BUILDING SPECIFICATIONS

VILLA LUPI

URB. EL HERROJO NUM. 68 - BENAHAVÍS