

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, synthetic wood, aluminium cladding, 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 or quarry roof tiles.
- Walk-on terrace: waterproofed with double sheet, insulated with polystyrene and finished with large size 120x120 cm Marazzi anti-slip porcelain floor tiles.

INTERIOR FINISH

VERTICAL WALL SURFACES

- Top quality smooth acrylic paint on plaster boards.
- Walls covered with porcelain tiles and/or marble in bathrooms, according to the design.
- Different models of wallpaper in guest toilet, master dressing room, living room and entertainment room, 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.
- Sloping ceilings made of painted plasterboards and wood beams.

FLOOR TILING

- Large size 120x120 cm Marazzi porcelain floor tiles on ground floor, level +1, and level -1.
- Large size 120x120 cm Marazzi anti-slip porcelain floor tiles on terraces.
- Parquet in the Gym.
- Carpet in the entertainment room.
- Cobblestone/asphalt in garage and cars entrance and polished concrete in the indoor garage.

BATHROOM FITTINGS

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch.
- In the master bathroom:
 - “Bianco Nuvolato” stone washbasin with integrated sinks.
 - Taps Hansgrohe Axor UNO and accessories in graphite finish.
 - Wooden wall-mounted and push opening cabinets.
 - Bathtub Toro Bath Java in white.
 - Shower head integrated into the ceiling graphite finish.
- In the guest toilet:
 - “Crema premium” washbasin with integrated sink.
 - Tap Hansgrohe Axor UNO in graphite finish.
- In the rest of the bathrooms:
 - Ceramic sinks Ago3 by Antonio Lupi with wooden wall-mounted cabinet in American Walnut and stone vanity top.
 - Showers made on site, bath tiling finishes with Marazzi anti-slip porcelain floor tiles and fixed glass partitions.
 - Axor single handle chrome taps.
 - Built-in chrome thermostatic shower kit taps by Treemme.

APPLIANCES IN KITCHEN

- Kitchen cupboards "GR120-800Alto Versatis", in 19mm Grey Superpan board. Tormes, square light grey mat lacquered doors on columns.
Volcano Horizontal lined dark wood finish doors on base units.
Black aluminium framed Glass doors on Tall, Top & Base glass units
Plinths 100mm high made in the same material as doors.
Blum Legrabox steel pandrawers & drawers.
Buster&Punch handles in Smoked bronze finish, 260mm long.
Price for worktop in Compac 20mm "ICE-WHITE", Splashback on wall under wall units 2 Coversides onh Island 920x1500x20mm hidden joints with the worktop and the Coversides fitted on backside on island units 900mm tall in Compac "ICE-WHITE"
Sink 800x400 made in the same Compac "ICE-WHITE"
- 2 Miele KFN7734F, Integrated combi fridge / 3 drawers freezer, F, 2 temp zones, 1 daily fresh drawer, DynaCool, NoFrost, SensorTouch. Total capacity 253L
- 2 Miele H7262BP Obsw, Integrated multifunction ovens, A+, cap 76L, DirectSensor S, pyrolytic clean, Obsedian Black
- 2 Miele H7240BM Obsw, Integrated compact ovens /microwave, DirectSensor S, Automatic and combined functions. Obsedian Black.
- 1 Miele KM2356-1, Gas hob with electronic functions, 5 burners, including 1 DualWok.
- 1 Miele DAD4940 Telescopic worktop extractor, Obsidian Black, 93cm, 775m³/h
- 2 Miele G7165Scvi XXL, Integrated dishwashers, C, QuickPowerWash, AutoOpen.
- 2 C.Oggi 571, Waste bins "Quadrifoglio", 2 buckets x 35L.
- 1 Shock Laios, High spout faucet in White/Gold color with pull-out hose , ref: 517120 WGO

APPLIANCES IN LAUNDRY

- Laundry cupboards "GR120-800Alto Versatis" made in 19mm White Fingerpull / 4 edges doors in White mat color.
BlumLegrabox steel pandrawers & drawers. Led stripes 2.700K 8W inside wall units
- Worktops in "Silestone Gris Expo" edge 20mm. Plinths & Borders 100mm high.
Polished hole for underbuilt sink.
- 2 Miele WEI865WPS, Free-standing front loaded washing-machines, A+++ -40%, 9Kg, 1.600r.p.m., TwinDos, PowerWash, CapDosing, WiFi Conn@ct, ChromeEdition
- 2 Miele TEL785WP EcoSpeed & Steam, Free-standing heat-pump dryers A+++ , 9Kg, PerfectDry,FragranceDos, WiFi Conn@ct, Chrome Edition.
- 1 BlancoSubline 700-U, Underbuilt Silgranite PuraDur sink, Alumetalic color, ref: 523.444.
- 1 BlancoLinus S Vario, Chromed high sout faucet with pull-out hose, ref: 518.406.

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 swing doors and fixed windows by ROMAN CLAVERO made of afrormosia wood with thermal break system.
- Exterior reinforced main swing door made of afrormosia wood and fixed panels by ROMAN CLAVERO.
- Double security glazing in exterior joinery.
- Metal exterior handrails with bars, according to the design.
- Garage and pedestrian 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.
- Telephone sockets, terrestrial and satellite TV in living room, kitchen, and bedrooms.

HVAC, AIR CONDITIONING AND HEATING

- Air conditioning and underfloor heating: aerothermal system with high energy efficiency Altherma by Daikin.

SOLAR PHOTOVOLTAIC PANELS

- Photovoltaic panels for the conversion of thermal energy into electricity.

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.

Note: These specifications are indicated only for description purposes and are subject to changes or modifications due to technical or legal reasons, without diminishing the quality (2023).

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 anti-slip ceramic mosaics, chlorine filtering system and lighting.
- Pool with pre-installation of heat pump.