

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, 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 160x160 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.

FLOOR TILING

- Large size 160x160 cm Marazzi porcelain floor tiles on ground floor, level +1, and level -1.
- Large size 160x160 cm Marazzi anti-slip porcelain floor tiles on terraces.
- Parquet in the Gym.

BATHROOM FITTINGS

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch or similar.
- In the master bathroom:
 - Ceramic sinks by Antonio Lupi or similar with wooden wall-mounted cabinet and stone vanity top.
 - Wall mounted taps Ritmonio or similar in brushed black chrome finish.
 - Wooden wall-mounted and push opening cabinets.
 - Shower head integrated into the ceiling in brushed black chrome finish.
- In the guest toilet:
 - Wall mounted taps Ritmonio or similar in brushed black chrome finish.
- In the rest of the bathrooms:
 - Integrated wash hand basin with wooden wall-mounted cabinet and vanity top.
 - Shower tray made in situ with Marazzi anti-slip 1.60x1.60m porcelain floor tiles and fixed glass shower screens.
 - Wall mounted taps Ritmonio or similar in brushed black chrome finish.
 - Shower head suspended from the ceiling in brushed black chrome finish.

APPLIANCES IN KITCHEN

- Fully equipped bespoke kitchen according to the design.
- 2 Miele KFN7734F, Integrated combi fridge / 3 drawers freezer, F, 2 temp zones, 1 daily fresh drawer, DynaCool, NoFrost, SensorTouch. Total capacity 253L
- 1 Miele H7262BP Obsw, Integrated multifunction ovens, A+, cap 76L, DirectSensor S, pyrolytic clean, Obsidian Black
- 1 Miele H7240BM Obsw, Integrated compact ovens /microwave, DirectSensor S, Automatic and combined functions. Obsidian Black.
- 1 Miele electrical hob with electronic functions, 5 cook points, 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 with pull-out hose , ref: 517120 WGO

APPLIANCES IN LAUNDRY

- Bespoke laundry cupboards and worktop according to the design.
- Worktops in "Silestone Gris Expo" or similar, edge 20mm. Plinths & Borders 100mm high.
- 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.
- Wardrobes with swing doors made of high-pressure laminate boards, internal divisions, and drawers.

EXTERIOR JOINERY

- Aluminium doors/windows thermally insulated and with sun protective double glazing
- Glazed exterior balustrades, 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 or similar.

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