

QUALITY SPECIFICATIONS

LA QUINTA 20

FOUNDATION AND STRUCTURE

- The foundation consists of isolated and continuous footings with cyclopean concrete wells, reinforced concrete slab, and micropiles.
- Reinforced concrete walls are used in the basement and pool areas.
- The structure is made of reinforced concrete with waffle slabs and one-way slabs.
- Some columns are made of metal, while others are constructed from reinforced concrete.
- Flat reinforced concrete slabs are used in staircases and cantilevered sections.

FAÇADES

- Façades feature an outer enclosure of perforated brick, with thermo-acoustic insulation using sprayed polyurethane and a double hollow brick interior layer.
- Exterior finishes include cement rendering, white Mijas stone cladding as per design, and Astorga coating on the garden elevation, also according to design.

ROOFING

- Flat roofs are waterproofed with asphalt sheeting and finished with gravel in non-walkable areas.
- Walkable terraces are finished with porcelain stoneware tiles from the brand Mykonos, model Atrio, 120x120cm format.

EXTERIOR CARPENTRY

- Balcony doors and exterior windows are made of aluminum by TECHNAL: LUMEAL GA series for sliding elements
- SOLEAL FY55 series for fixed and casement openings
Textured color RAL 7022.
- Equipped with user-friendly fittings and laminated CLIMALIT glazing with thermal and solar protection.
- Main entrance door is a single pivoting leaf made from Iroko wood, with side fixed glass panels, treated for exterior use, with a 3-point lock and door stopper.

INTERIOR CARPENTRY

- Interior doors are made of wood with hidden hinges, moisture-resistant treatment, and white lacquer finish, without architraves.

RAILINGS

- Porch and terrace railings are made of 8+8mm laminated glass, without handrails.
- Interior staircase is a designer feature made from 8+8 laminated glass, also without handrails.

WARDROBES

- Wardrobe fronts are single-piece swing doors made of wood, with hidden hinges, magnetic closing, and integrated vertical pull handles.
- Wardrobe interiors are made of melamine board in a linen finish, with visible PVC edges (1mm), shelves, upper storage, steel hanging bar, lower drawer units suspended on full-extension metal runners with soft-close system. Includes internal LED lighting.

INTERIOR WALL & CEILING FINISHES

- False ceilings made of plasterboard with recessed lighting features and decorative niches.
- Interior walls consist of plasterboard partitions, with varying compositions depending on technical requirements.
- Final wall finishes include ceramic tiles in wet areas and paint in all other areas.

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FLOORING AND PAVING

- Indoor flooring throughout the home consists of porcelain tiles by Mykonos, model Atrio, 120x120cm format.
- The machine room has high-resistance porcelain tile (60x60cm).
- The basement spa area is finished with bamboo wood decking.
- Outdoor flooring features the same Atrio porcelain tile, 120x120cm, slip-resistant C3.
- Some outdoor areas feature tropical IPE wood decking.
- Driveway/access areas are finished in exposed aggregate concrete.

WALL CLADDING

- Master bathroom walls clad in porcelain tile by Keope, model Eclectic Persian Grey, 120x278cm.
- Other bathrooms use Atrio porcelain tile by Mykonos, 120x260cm.
- Indoor pool is clad with Onyx Pearl in large format.
- Machine room tiled with 20x20cm white tiles.

PAINTWORK

- Smooth plastic paint on interior walls, ceilings, stair risers, and curtain recesses.
- High-quality white finish for exterior walls.

LIFT

- OTIS hydraulic lift, 450kg load capacity (6 people), with high-end cabin finish and energy-efficient lighting with auto shut-off.

PLUMBING AND DRAINAGE INSTALLATION

- Hot and cold water pipes are multilayer Pert-Al-Pert cross-linked polyethylene with aluminum core.
- Interior wastewater piping is PVC, diameters as per regulations.
- Hot water via VRV system with heat recovery and 500L tank by DAIKIN.

SANITARYWARE

- Master bathroom: wall-hung vanity (Dolce Vita) with 1 drawer, side cabinet, integrated double basin in Durian (or similar), matching backsplash.
- Other bathrooms: wall-hung vanity (Taxus) with 1 drawer and integrated single Durian basin.
- Ground floor WC: Arandano anthracite basin.
- Basement powder room: freestanding London model basin.
- Suspended toilet bowl in matte white vitreous porcelain by Galassia (Dream model), with soft-close lid and Sigma 70 flush plate.
- Bathtub: Excenta Iray 170x75x55cm in Cristalplant with freestanding single-handle tap in Brushed Black Chrome.
- Showers tiled with anti-slip Atrio porcelain tile by Mykonos, with Evolux Integra drain as per design.

TAPS AND FITTINGS

- Wall-mounted sink taps by Ritmonio, model Diametro 35S, Brushed Black Chrome finish.
- Bathtub taps: wall-mounted unit for freestanding column with two outlets, same finish.
- Showers: ceiling-mounted rain shower, wall-mounted thermostatic valve with two high-flow outlets, and Ritmonio Diametro 35S shower set with water intake, hose, and anti-limescale hand shower, all in Brushed Black Chrome.
- Mirrors with LED perimeter lighting.
- Bathroom accessories by Ritmonio.

ELECTRICAL INSTALLATION AND FITTINGS

- Light switches and control buttons by Lutron.
- Power outlets: JUNG model LS990 or equivalent.
- Home automation lighting control via Lutron system.

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AIR CONDITIONING & HEATING

- VRV system (Variable Refrigerant Volume) installed throughout.
- Water-based underfloor heating in all rooms, except bathrooms and toilets, where electric underfloor heating is used.
- Hybrid ventilation system.
- Mechanical extraction in bathrooms and toilets.

TV INSTALLATION

- Satellite TV and FM antenna, with outlets in all rooms except bathrooms and toilets.

TELECOMMUNICATIONS

- Installed as per Telecommunications Regulations, with outlets in all rooms except bathrooms and toilets.

GAS INSTALLATION

- GLP tank for supplying living room fireplace, kitchen, and barbecue, as per current regulations.

KITCHEN

- Interior kitchen by Modulnova, fully furnished and equipped with cooktop, oven, extractor hood, washing machine, dishwasher, and refrigerator, according to specific design.

SPECIAL INSTALLATIONS

- Single and double pressure groups, hydro-pneumatic, by ESPA.
- 1000L domestic water storage tank.
- Exterior and terrace water outlets.
- Fire safety: extinguishers.
- Water treatment with CILIT-150 PARAT compact softener and filter.
- Indoor pool climate control with Baeza Aquarama heat pump, model Aqua 25Ti Rev.
- Indoor pool lined with Hisbalit mosaic tile, model Icaria, 2.5x2.5cm, with lighting and saltwater chlorination, per regulations.
- Gym, sauna, and cinema in the basement.
- Solar panels by Solarwatt.
- Wired alarm system.

OUTDOOR AREAS AND POOL

- Perimeter wall facing access road: 1.30m high rendered and painted masonry, topped with a metal fence.
- Eco-friendly retaining walls.
- Parcel fencing with welded mesh.
- Garden lighting with spotlights and wall lamps.
- Outdoor pool clad with Hisbalit mosaic tile, model Ibiza, 2.5x2.5cm, with lighting and saltwater chlorination, per regulations.
- Metal exterior stairs.
- Carport for two vehicles, with pre-installation for electric vehicle charging.
- Landscaped areas with natural grass.
- Automatic drip irrigation system, programmable.
- Outdoor and terrace water outlets.