

Unless it is intended for your private home, it is unlikely that a developer or builder achieves these levels of quality, equipment and finishes, due to the high cost and dedication required

SPECIFICATIONS

- Large-size ceramic floor tiling by Cotto d'este
- Interior large-size oak wooden flooring by Schotten&Hansen
- Open terraces with synthetic wooden flooring by Timbertech
- Rough sawn oak finishes in the kitchen, dining room and guest toilet
- Slatted oak wood finishes in the living room and main bathroom
- Cladding in wet areas cut to size in Blanco Perlino by Tino marble
- Natural stone counters in main bathroom and guest toilet
- Fenix countertops in secondary bathrooms and Corian in the remaining ones
- Dekton worktops in the main, service and exterior kitchens and laundry room
- Outdoor kitchen made of marine plywood and completely covered in Dekton
- Inalco worktop in the kitchen in the multi-purpose area
- Flush-fitted skirting with brushed matt aluminium facings
- Oven-lacquered metallic exterior features

Interior doors and windows

- From floor to ceiling* lacquered with peach skin special effect
- Unique-design pivoting access door with floor-to-ceiling metal handle
- Suspended furniture under the worktops lacquered to match the interior doors
- Built-in wardrobes, lined and furnished
- Dressing table and desk in lacquered wood with peach skin effect
- Built in hinges, with black textured steel hardware
- Wood framing

Exterior doors and windows

- From floor to ceiling*, textured, from highquality Schüco range
- Climalit security glass, with low-emissivity and double-laminated structure
- Self-supporting and reinforced shutter boxes, with high density foam insulation
- Security shutters made of reinforced aluminium and filled with insulating foam

Bathrooms

- Stand-alone bathtub by Corian in main bathroom
- Suspended toilets with soft-closing system. Flush-mounted push buttons
- Glass shower curtains made from tempered glass with stainless steel fittings

Comfort

- Double thermal and sound insulation system
- Thermal flooring below wooden tiles (decreases energy consumption)
- Ecological paint

Others

- Decorative fountain at the entrance to the home

INSTALLATIONS

Highly efficient home, with the highest possible energy rating: A

Renewable energy sources

- Installation of Photovoltaic Energy (10Kw)
- Universal device for recharging electrical vehicles

Comfort

- Climate control through latest generation Daikin Altherma heat pump
- Hydraulic underfloor heating in the home, electric in bathrooms
- Linear diffusers for air conditioning, independent thermostat in each room

Hot water system

- Heating through latest generation Daikin Altherma heat pump
- Recirculation pump
- Tanks of 2x 500 l. Independent or joint use, remotely controlled

Well-being and Distinctive features

- Thyssenkrupp lift for five people, 450kg
- Overflow pool, saltwater chlorination, PH pumps and automatic dosage
- Pre-installation set-up for swimming pool heating
- Hot tub for 5 people, 88 jets, 4 motors, led lights, aromatherapy, active oxygen treatment, bluetooth sound, special pressure jet, improved thermal insulation for lower consumption, automatic filtering and saline chlorination.
- Centralised vacuum system
- De-calcifying and purifying system for water for domestic use

Automation

- Automation using Gira KNX system
- Gira video-door phone, remote opening, 3 units (one per floor)
- Exterior pedestrian doors opened by numeric keypad
- Exterior doors with remote opening
- Motorised doors for vehicles
- Sectioned garage door, motorised, opened by remote control, home automation and push-button
- Flush-fitted Gira home automation sockets and keypads in brushed aluminium
- Automatic lighting on the stairs and passageways, outside, terraces and garage

Audio and telecommunications

- Audio multi-room on main floor, pre-installation in the rest of the home
- Installation of television, audio, network and Wi-Fi
- Home cinema systems in living room and in multi-purpose area
- Fibre-optics

Equipment

- Variable frequency double pump pressure system for supply of water for home and irrigation
- Automatic watering system with electronic programming
- PVC water storage tanks (6x 1,000 l)
- Interior and exterior LED lighting
- Mixed-water Steinberg taps
- Shower in main bathroom with two shower heads and two hand showers
- Flat shower heads and hand shower in all bathrooms
- Outside shower with hot water
- Silent extractor fans in bathroom

APPLIANCES

Main kitchen

- 2 built-in Gaggenau Vario Serie 400 Fridge Freezers
- Built-in Gaggenau Vario Serie 400 wine cabinet
- Gaggenau Induction hob with 5 burners, flush-fitted in worktop, with TwistPad
- Telescopic worktop extractor fan, stainless steel 120 cm Gaggenau Serie 400
- Multi-function built-in Gaggenau Serie 400 anthracite oven
- Gaggenau Serie 400 anthracite combi-steam oven
- Gaggenau Serie 400 anthracite combi-microwave oven
- Gaggenau Serie 400 anthracite plate warmer
- Gaggenau Serie 400 anthracite vacuum sealer

Service kitchen

- Gaggenau Induction hob with 5 burners, flush-fitted in worktop, with TwistPad
- Ceiling extractor fan, stainless steel Gaggenau Serie 200
- Built-in Gaggenau Serie 400 dishwasher
- Activated carbon filter for water

Outside kitchen

- Gaggenau Serie 400 gas hob
- Built-in fridge under the worktop
- All stainless steel BBQ, with 5 burners, roaster and extraction
- Kitchen in multi-purpose area
- Built-in Neff fridge under the worktop
- TwistPad Light Neff induction hob, built-in central extractor

Laundry room

- Miele 9 kg washing machine
- Miele 9 kg dryer

OTHER DISTINCTIVE DETAILS OF WORK EXECUTION

- Execution of a façade envelope for solar protection and privacy improvement
- Double insulation of the entire building envelope. Greater thermal and acoustic comfort and reduction of air conditioning and heating consumption
- SAI panel for automation, shutters and vehicles gates
- No installations or machinery on roof, (absence of noise and vibrations)
- Engine room door with double interior insulation of high-density foam (>50dB).
- Outside machinery away from living areas
- Rainwater drains do not run through interior of bedrooms
- Double waterproofing system on all roofs
- Vehicle gates with maintenance-free guides
- Low maintenance garden
- Thermal flooring below wooden tiles (decreases energy consumption)

OUTDOORS SECURITY

- Security service 24h/365d a year, with patrol cars.
- Gated community and access control
- Security guards home escort

HOUSE SELFSECURITY

- Close TV circuit with 16 cameras
- Ajax alarm controlled by keypad or remotely
- Door opening alarm sensors (garage and utility room).
- Reinforced doors with three-point locking system
- Main reinforced door with automatic locking system, antidumping and protection shield; keypad opening and alarm sensors.
- Master key system
- Double or triple laminated Glazing in all openings.
- Exterior lift and slide windows, with double-locking system, anti-sliding bolts and lockable handles
- Exterior tilt and turn windows with multipoint locking system and lockable handles
- Special aluminum and stainless steel reinforced security shutters with ventilation system in night areas.