

The background is a deep teal color with a complex, organic marbled pattern. Overlaid on this are several gold-colored geometric patterns. In the top-left and bottom-right corners, there are diagonal bands of parallel lines. In the center, there are larger, more intricate patterns resembling stylized snowflakes or complex crystalline structures.

# Villa Svetlana





QUALITY MEMORY





## FOUNDATION

Limestone caching for slab subbase. Foundation consisting of areas with isolated footings and centering beams and other areas of foundation slabs, all with prestressed concrete.

## STRUCTURE

Structure composed of different levels of waffle slabs with solid reinforced concrete slabs in areas of stairs and points of interest.

## ROOFS

Terrace with flat roof with another half-foot thick factory taken with mortar, mortar slope formation, thermal insulation with 3 cm projected polyurethane foam, protection layer, cement sealing and asphalt waterproofing. Cement layer and finishing of clay tiles in the terrace area and gravel in the roof area.

The real estate project may be subject to modifications in accordance with the processing of urban planning licenses and the applicable legal requirements that will be carried out directly by the project builder. The images shown are a graphic and illustrative representation, they contain elements of aesthetic appreciation that are interpretations of the architect and designer of the project, therefore, they do not commit the promoting company. The user understands and accepts that variations in design and finishes may occur.



## FACADE WALLS

Enclosing wall formed by ½ foot of double hollow brick with the formation of an air chamber with thermal insulation of expanded polyurethane and an internal sheet of partition.

## PARTITIONS

Composed of double-hole bricks, with plaster trim and plastering in dry areas and tiling in wet areas.

## CEILINGS

Interior false ceiling made of smooth plaster. On terraces and outdoor areas, rough plaster with reinforcements on overhangs.

## VERTICAL COATINGS

Master trim and plastering with plaster paste on all vertical and horizontal walls, including the formation of corners, edges and other finishes.

Rough plastering on vertical surfaces for subsequent application of tiling, coating or plastering in bathrooms and kitchens.

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## EXTERIOR AND METAL CARPENTRY

All exterior carpentry will be made of white lacquered aluminum. The blinds will also be made of white lacquered aluminum with electric control in rooms.  
Double glazing with dehydrated chamber.

Interior staircase cover with aluminum profile.

Double sheet garage door, filled with polyurethane, side guides on wall and ceiling, torsion axis, factory painted electric operating motor.

Interior staircase railing composed of metal plate and vertical plates.

Exterior staircase access bridge to terrace with metal structure to receive steps and wooden landing.

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## INTERIOR WOODEN CARPENTRY

Interior wooden carpentry and designer selection wardrobe doors made of IROKO wood and with a high quality varnished finish.

All passage and communication doors will be made of wood to be varnished, molded on two sides, edged and overlapped with a fixed upright, including hanging and security hardware.

Wardrobe fronts and drawers in wood to be varnished and chipboard and lined.

Traces of exterior stairs and hallway leading to the terrace with resistant and parked wood from demolition.

## FRONT DOOR

IROKO wood veneer fixed on an IROKO frame forming a perimeter fence, all to be varnished. Security hardware and handle with wide-angle optical sight.



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## FLOORING AND TILEING

White marble flooring in day rooms and bedrooms with porcelain stoneware. Small format porcelain stoneware tiling in bathrooms.

White and beige marble flooring composed according to design with polished finish.

In the hall, living room and dining room there will be factory-polished 40x40 cm medium china terrazzo flooring for the garage and warehouse.

30x30 terracotta tile flooring framed with strips of 20x90 Andalusian cream marble according to design in the master bedroom.

Flooring and tiling in the kitchen and bathrooms with 40x40 beige ceramic stoneware tiles and 20x20 white tiles.

Marble countertops in bathrooms according to design and limestone flashings.

## PAINTINGS

Exterior facades painted in white with fine-grain FEBREVEON type water-repellent paint, interiors finished with plastic paint.

Oxiron paint in locksmith, matte on metal elements.

Interior carpentry and built-in wardrobes varnished in a natural color.

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# PLUMBING

Connection to the building with 35 mm polyethylene pipe from the urbanization network to the meter manhole located next to the vehicle entrance.

Lower hot water distribution network, hidden shut-off valves in each bathroom and kitchen.

Appliance drain network in PVC pipe, hot series.

Water supply and drain for washing machine, dishwasher, refrigerator and drain for centrifuge.



## SANITARY APPLIANCES AND TAPS

Sanitary appliances in the main suite in white with thermostatic taps; Rectangular bubble massage bathtub; Rectangular bathtub in the other two bathrooms on the upper floor.

Rest of the bathroom with white toilets with monobloc taps

## TELECOMMUNICATIONS

Programmable central amplifier head unit with 6 DTT, 1 FM, 1 DAB and 2 satellite, 10 UHF filters and terrestrial inputs (BI-FM, BIII-DAB, UHF)



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## SANITATION

Network for rainwater, wastewater and engine room.

Collectors and downpipes using PCV pipes, reinforced buried collectors.

Non-return valve at the outlet to the general network. Manholes for passage to the foot of the downspout at changes of direction in the buried network.

Siphonic chamber before the connection to the general network.

Surface drainage channel of prefabricated concrete pieces in garages with grates.

Siphonic construction scupper for collecting rainwater outside the basement.

Basement wall waterproofing with two coats of gray disom.

## POOL

Reinforced concrete pool basin. Artificial stone edge covering the pool perimeter slab profile.

Rendering mastered with cement mortar, quarry sand and addition of water-repellent, rounded edges on vertical walls and bottom of the vessel.

Vitreous coating.

Pool electrical installation. Treatment plant and water evacuation.

A steel ladder and a shower tray made of the same material as the pool.

The plot will be closed with sections of wall and sections of metal fence according to design.

Access to the garage will be via a concrete slab finished with printed concrete.

Access to the house: on a concrete slab, terrazzo tile flooring with brick stripes, a sardinel roof.

## ELECTRICITY

Supply to the building with buried saenger tube with manhole channeling and cutting box, meter box according to the regulations of the urbanization and the electrical company.

Three-phase, from the general network to the meter panel and from this to the main panel located on the ground floor. Magneto-thermal differentials and BJC cutting box for the home.

Inner network of embedded tracheal tube and double-protected copper cable. Recessed junction and junction boxes.

General line of ground form, including grounding of the foundation or structure elements.

BJC mechanisms, Ibiza series repositioned, lighting plug and sockets in all rooms.

Telephone connection from connection manhole to box embedded inside in flexible tube.





## ADDITIONAL FACILITIES INCLUDED

- - Wired alarm installation.
- - Video intercom.
- - Lighting using LED spotlights.
- - Swing door for vehicles with hydraulically operated ROPER type automation.
- - Individual pickup equipment with 4 TV and FM outlets, fully installed to receive all terrestrial TV channels and TELEVES T-100 coaxial cable with its corresponding pickup equipment. Satellite TV reception equipment.

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