

QUALITY SPECIFICATIONS

GUADALMINA 720

FLOORING

Exteriors

- Non-slip porcelain tiles 90x90cm Ref: BERA WHITE (20) by LIVINGS CERAMICS. Class 3 (Made in Italy)
- Garage ramp: Square gray concrete paver 20x10x8 by Reyalfil.

Interior

- Ground floor and basement: Porcelain tiles 90x90cm Ref: BERA WHITE (9) by LIVINGS CERAMICS. (Made in Italy) Class 1
- Upper floor: Multi-layer oak parquet flooring, single strip, EXCLUSIVE collection by ROYAL WOOD FLOOR, 14 mm, Quality A
- Gym flooring NATURDEC SPC Naturvinyl Pro 5.5.

SPECIAL FINISHES

- Living room and upper floor hallways: Lime mortar coating
- Bathrooms Master, 1 and 2: Microcement finish.
- Main terrace of the living room: Outdoor Bamboo wood cladding.

CARPENTRY

Exterior carpentry

- CORTIZO aluminum joinery CORVISION Plus series for sliding windows and COR 70 series for casement windows.

Interior carpentry

- Wooden doors, wardrobes, and accessories by Roman Clavero.

BATHROOM INSTALLATIONS

Master Bathroom

- Countertop with integrated washbasin made of DOVER Marble by TINO Mármoles.
- Wall-mounted basin mixer TARA model by DORNBRACHT, brushed platinum.
- Single-lever bidet mixer META by DORNBRACHT.
- Built-in single-lever shower kit, META model by DORNBRACHT, with ceiling-mounted rain shower.
- SUBWAY 2.0 WC by Villeroy Boch BL MATE
- Concealed cistern TECE 1120 with TECEPROFIL
- TECELOOOP BL MATE flush plate
- Wall-hung bidet SUBWAY 2.0 by VILLEROY BOCH

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Bathrooms 2, 3 and 4.

- Terrazzo countertop MOSAIC FACTORY. (bathrooms 2 and 3)
- SUBWAY 2.0 WC by Villeroy Boch BL MATE
- Concealed cistern TECE 1120 with TECEPROFIL
- TECELOOOP BL MATE flush plate
- Wall-mounted single-lever basin mixer, META model by DORNBACHT in Chrome.
- Built-in single-lever shower kit, META model by DORNBACHT in Chrome with handheld shower series 28018979
- OBREON 2.0 bathtub 1800x800 by Villeroy Boch

Standard bathrooms (basement and service)

- Encimera de Solid Surface
- AXOR ONE single-lever mixer by Hansgrohe.
- Hansgrohe shower kit with AXOR ONE mixer and Raindance S showerhead
- SUBWAY 2.0 WC by Villeroy Boch BL MATE
- Concealed cistern TECE 1120 with TECEPROFIL
- TECELOOOP BL MATE flush plate

KITCHEN AND LAUNDRY

- Kitchen equipped with SIEMENS appliances (EXCEPT BOSCH refrigerator), integrated hood FRECAN, and PLAC kitchen furniture model SENA 22 silk anti-fingerprint finish, lacquered with one glossy face and one matte face.
- Laundry equipped with BOSCH appliances and INKO furniture 'PLAC' model DOLCE with CDF countertop.

INSTALLATIONS

AIR CONDITIONING

- Aerothermal system with ducted indoor units. Air diffusion with grilles and linear L diffusers.
- Centralized control for the management and operation of the air conditioning system.

ELECTRICITY

- Electrical installation in accordance with the Low Voltage Electrotechnical Regulations.
- Home automation installation with KNX system for climate control, mosquito screens, blackouts, and exterior lighting.

UNDERFLOOR HEATING

- Underfloor heating system throughout the house.

WATER TREATMENT

- Compact water softening system and particle inlet filter.

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PRESSURE GROUP AND TANKS

- Hydropneumatic pressure groups for potable and irrigation networks. Control of solenoid valves for automatic filling from the mains.
- High-density polyethylene tanks for storing potable water and irrigation water separately.
- 40,000-liter concrete tank for rainwater collection and garden irrigation.

AIR EXTRACTION AND RENEWAL

- Double-flow ventilation system with high-efficiency heat recovery.

INTERIOR / EXTERIOR LIGHTING

- Interior and exterior lighting with energy-saving lamps.

DATA NETWORK

- Wired CAT.6 data distribution network and Wi-Fi points. Wall-mounted rack with patch panel and Ethernet distribution switch in homes.
- Wi-Fi signal extension points distributed throughout the house

SWIMMING POOL

- Swimming pool treatment system with saline electrolysis, pH control, and chlorine control via Redox potential (ORP).
- Swimming pool sand filtration system.
- Pre-installation for pool hot water system.
- Automated protective cover

PHOTOVOLTAIC

- Photovoltaic installation according to Low Voltage Electrotechnical Regulations.

WINE CELLAR

- Wine conservation cooling equipment

VIDEO INTERCOM

- IP video intercom with smartphone communication and access control

ALARM SYSTEM

- Alarm system installed with perimeter cameras and motion detectors

EXTERIOR AREAS

- New swimming pool built with concrete structure, clad with BISAZZA Italian tiles, with an automatic cover for protection installed by Piscicover.