

FOUNDATION AND STRUCTURE

- Deep foundation of concrete piling and reinforced concrete slabs.
- Structure with reinforced concrete.

FAÇADE

- Half-foot thick exterior façade built with perforated bricks, plastered with mortar, thermal insulation with projected polyurethane 35 kg/m³ density, thermal insulation in framework edges and pillars, air chamber and interior façades of double PLADUR plasterboard (18+15mm) with mineral wool acoustic insulation.
- Exterior façade finished with plaster and white silicate paint, except the kitchen and garage areas which will be finished with Casares stone.

PARTITIONS

- Interior partitions made from layering of double PLADUR plasterboard (18+15mm), plasterboard profiling (46mm) with mineral wool filling, intermediate plasterboard (15mm), plasterboard profiling (46mm) with mineral wool filling and double PLADUR plasterboard (18+15mm). In wet areas, 70mm profiling and water-repellent PLADUR plasterboard will be used.
- False PLADUR plasterboard (13mm) ceiling.

ROOFS AND PORCHES

- Flat gravel roof with double-laminate asphalt waterproofing sheet and thermal insulation of extruded polystyrene (XPS) foam.
- Porches with wooden pergola structure.

INSULATION

- A high level of thermal and acoustic insulation is achieved by means of specialised construction systems. Solid structural slabs. Projected polyurethane thermal insulation. PLADUR plasterboard (15mm) with mineral wool filling to prevent sound bridging. Anti-impact sheeting under flooring.

PLUMBING, HEATING AND AIR CONDITIONING

- Cross-linked polyethylene (PEX) plumbing system.
- Mechanised internal air-renewal system.
- Climate control using Daikin or Mitsubishi aerothermal heat pumps for air conditioning/heating. Includes Daikin solar panels.
- Hydraulic underfloor heating in the main areas of the house and electric underfloor heating in the bathrooms.

ELECTRICITY AND DOMOTICS

- GIRA system installed.
- Telephone and TV contact points in the living room, bedrooms and kitchen.
- Installation of cables for RJ45 data sockets in the bedrooms and living room, connected to the urbanisation's fibre optic network.
- Domotic system installed consisting of flood detectors, lighting control, climate control and water and electricity consumption control.
- Basic lighting in the interior of the house.
- Security and alarm system connected to the central network.

WALLS AND ROOFS

- Exterior façade finished with plaster and white silicate paint.
- Flat gravel roof.

WOODWORK

- Front door in Iroko wood with glass panels.
- Connecting doors in varnished natural wood.
- Wardrobes and cabinets with varnished and/or lacquered wooden panels and lined interior.
- Exterior carpentry in Reynaers aluminium with Climalit double-glazing (low-emission).

FLOORING, TILING AND PAINTWORK

- Interior flooring, including bathrooms and kitchen, in Travertine marble. Water-resistant lacquered DM skirting board (18cm high).
- Painting and Travertine tiling on walls. Counters and surfaces of same material.
- Flooring of exterior areas in sandblasted Travertine.
- Interior finished with smooth washable plastic paint.

TOILETS AND TAPS

- Duravit bathroom fittings.
- Hansgrohe Axor Chrome taps.
- Kaldewei bath.
- Grit-blasted marble shower base with glass shower screen.

KITCHEN

- Matt lacquer SIEMATIC kitchen.
- Multifunction oven, hob, extractor, fridge-freezer, wine cellar, dishwasher, washing machine, dryer and microwave GAGGENAU, MIELE and WOLF.
- DEKTON countertops.

HEATING AND AIR CONDITIONING

- AEROTERMIA climate control using DAIKIN heat pump.

POOL

- Swimming pool lined with glazed ceramic 10x10cm tiles. Saline purifying system and lighting installed.
- Pre-installed climate control and pool cover.

GARAGE

- Open and covered garage spaces constructed from a reinforced concrete slab atop metal pillars. Painted in white.

EXTERIOR SPACES

- The plot is enclosed by a masonry wall of Casares stone.
- Plots delineated by metal fencing and shrubbery.
- Garden design by Finca Cortesin Landscaping.
- Vehicle access with Portuguese cobble.

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