

Outstanding Features

- + Outdoor kitchen with built-in gas barbecue.
- + Fully landscaped garden.
- + Automatic irrigation system.
- + Security alarm system connected to a 24-hour central monitoring station.
- + Orona® passenger lift serving all floors.
- + Hydronic underfloor heating throughout.
- + Domestic hot water recirculation system.
- + Inverter air conditioning (heating & cooling).
- + AIRZONE® smart climate control system.
- + Premium dimmable interior lighting throughout
- + Dedicated laundry room with custom cabinetry, including washing machine and tumble dryer by Siemens®.
- + Fully fitted designer kitchen with integrated wine cooler and separate fridge and freezer.
- + Bedrooms with motorized concealed ceiling air vents.
- + All bedrooms furnished with bespoke upholstered headboards, premium bed bases, high-quality mattresses and luxury bed linen.
- + Designer kitchen island with premium bar stools.
- + Living area featuring an extra-large modular designer sofa upholstered in linen fabric.

Foundation & Structure

- + Foundation made of reinforced isolated concrete and shallow foundation joined together with a reinforced beam on a base of concrete.
- + Structural system designed with a unidirectional slab according to the standard regulations in place for stability and safety, with a 10 year guarantee.
- + Façade with protection plinth and skirting board cladding, finished with water-proof coverage.



Partitioning & Insulation



- + Interior partition formed by a ceramic partition coated with plaster with a smooth finish.
- + External enclosure by a double ceramic wall with an insulated thermal and acoustic chamber insulated by projecting polyurethane foam.
- + Perimetral wall facing the streets on a foundation of reinforced concrete.



Kitchen & Appliances

- + Kitchen Cabinets with anti-marks and scratch resistant finish including auto close system in the drawers.
- + Granite or porcelain countertop with built-in stainless steel sink with single lever tap.
- + Electrical appliances dishwasher, oven, microwave, vitro ceramic hob, fridge and freezer by Siemens®
- + Electrical appliances wine cooler by Avintage®

Floors & Tiling



- + Exterior pavement for pedestrian access, and terraces finished in non-slip porcelain tiles.
- + Interior floors in porcelain for interiors or technical wood with skirting board in MDF lacquered.
- + Tiles in bathrooms finished in porcelain for interiors.
- + Coating of the interior staircase finished in porcelain for interiors and technical wood for interiors.
- + Swimming pool coated in mosaic tiles.

Carpentry



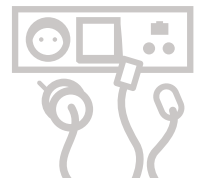
- + Brown matt aluminum multi-point double glazed carpentry windows.
- + Automatic adjustable window blinds for living room, kitchen area and bedrooms.
- + Interior carpentry in MDF and Natural Oak Wood Panels white with black aluminium hinges & handles.
- + Wardrobes and Dressing Rooms in Bedrooms with mirrors.



Bathrooms & Taps

- + Suspended toilets with soft close lid and built-in cistern tank with two-flow flush button for water saving.
- + Bathroom cabinets suspended with a self-closing drawer and porcelain sink.
- + Taps in bathrooms with stainless steel single lever handle.
- + Built in shower system with single lever handle in brushed stainless steel.
- + Frameless transparent glass shower screen for built-in shower, coated in porcelain like the rest of the bathroom.

Electricity & Communications



- + Single-phase electrical installation in accordance to the electro-technical regulations of low voltage.
- + Parking area with pre-installed charging socket for electrical vehicles.
- + Pedestrian access connected to the the dwelling, with automatic opening and intercom.
- + Automatic motorization system with remote control for vehicle access.
- + Fibre optic pre-installation.

Climatization & Plumbing

+ Including Air Conditioner by fibre conduct with inverter technology.



- + Air Conditioning-installation including AIRZON® smart climate control system.
- + Supply and installation of hot water system equipment with renewable energy.
- + Plumbing installation of cross-linked polyethylene pipes for cold and hot water.
- + Forced ventilation system for damp areas, through a motorized automatic turbine.
- + Floor heating throughout the dwelling.



Lighting

- + Interior staircase includes embedded lighting.
- + Exterior LED lighting
- + Dimmable interior lighting
- + Swimming pool finished with built-in stairs and underwater illumination.

Miscellaneous

+ Main access door to the dwelling by Dierre® armoured with multi-point security lock

and exterior finish with porcelain panels by Inalco®.

- + Master key system for all access doors to the plot and dwelling.
- + Exterior water taps for each terrace.
- + Exterior shower in pool area.

