



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 a polar white waterproof 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. All this in compliance with the current regulations
- + Perimetral wall facing the streets with a height of 170cm 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 freezer).
- + Coating in kitchen in cooking and sink area finished like kitchen counter-top.



Floors & Tiling

- + Exterior pavement for pedestrian access, terraces and storages finished in non-slip porcelain tiles.
- + Interior floors in porcelain for interiors with skirting board of the same material or in its place, floorboards with a straight MDF skirting board lacquered in white.
- + Tiles in bathrooms finished in porcelain for interiors.
- + Coating of the interior staircase finished in porcelain for interiors.
- + Swimming pool coated in mosaic tiles.

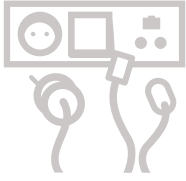
Carpentry

- + Black matt aluminum multi-point double glazed carpentry windows.
- + Automatic Aluminium Window Blinds for living room, kitchen area and bedrooms (5 units).
- + Interior carpentry in white with polished stainless-steel hinges & handles.
- + Wardrobes in Bedrooms (3 units) and built-in Storage in both Ground Floor Halls (2 units).



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 stainless steel.
- + Fixed transparent glass shower screen with black metal frame (bathroom 1) and built-in shower coated in porcelain like the rest of the bathroom (bathroom 2).



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 interior of the dwelling, with automatic opening and intercom.
- + Automatic motorization system with remote control (2 units) for vehicle access.
- + Fibre optic pre-installation.
- + Pre-installation for future installation of photovoltaic panels

Air Conditioning & Plumbing

+ Including Air Conditioner by fibre conduct with Inverter Technology.

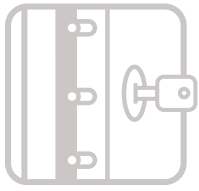


- + Pre-installation for Airzone.
- + Supply and installation of hot water system equipment with renewable energy.
- + Plumbing installation of cross-linked polyethylene pipes for cold and hot water usage in accordance with current health and safety regulations.
- + Forced ventilation system for damp areas, through a motorized automatic turbine.



Lighting

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



Miscellaneous

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

lock and exterior finish with Techlam panels by **Levantina®**.

- + Master key system for all access doors to the plot and dwelling.
- + Exterior Water Taps for each terrace.
- + Landscaped Garden with white pebble stones. Palm Trees (2 units), Citrus trees and Cipress (3 units).

Premium features included in your new home

Interior

- Hot and cold inverter air conditioning throughout
- All bedrooms with built-in wardrobes or fully fitted dressing rooms
- Dimmable interior LED lighting
- Automatic window blinds
- 9.2 kW Electrical installation, expandable
- A+ energy-efficient Nuos Plus WiFi water heater with 200 L tank
- Solar panel energy system with 1.75 kW and micro-inverter (expandable)
- Sleek handrail on the staircase

Kitchen

- Fully equipped kitchen with Siemens electrical appliances
- Kitchen island with high-quality porcelain countertop

Bathrooms

- Contemporary shower screens
- Elegant backlit mirrors
- Electric towel heaters
- Modern bathroom cabinets

Exterior

- Exterior LED lighting
- Remote-controlled motorised garage access
- Large private swimming pool of up to 42 m², including solar shower
- Landscaped green areas with fitted planters and flower pots
- Pergola (Villa 1 & 2) and motorised remote-controlled pergola (Villas 3 to 6)