



### **STRUTURE**

Earthquake-resistant struture in concrete and metallic struture with fire protection.

### **HVAC**

### AIR CONDITIONING

Air Conditioning with fan coil installation in living rooms and bedrooms installed in suspended ceilings and connected to heat pump, which produces hot and cold water as necessary.

### HOT SANITARY WATERS

The heat pump is the main production source for the heating system, installed in the technical area built for this specific purpose and which feeds the fan coils and the underfloor heating. In terms of accumulation, a dual coil tank is planned which will receive hot water from the heat pump or from the solar system.

### **ARCHITECTURE**

### EXTERIOR WALLS

Brick cavity walls with rock wool insulation.

Cement mortar finishing with grey fibreglass covering and protective coat or covered in stained and oiled Riga pine for outdoor applications.

### EXTERIOR DOORS AND WINDOWS

Window frames Naturally coloured anodised alu

Naturally coloured anodised aluminium tilt & turn and sliding windows.

Argon-filled low-emission tempered double glazing.

Bedrooms and Living Room Naturally coloured anodised electric exterior blinds.

Bedrooms Fibreglass electric mosquito nets.

**Main door** 

Ceilings

Steel-plated hinged safety door with white lacquered MDF interior finishing and Riga pine exterior finishing.

### TERRACES AND PORCHES

**Flooring**Riga pine decking stained hidden structure (accessible terraces and porches). Pebble finish (non-accessible terraces).

Patio and Duplex Villas Suspended plasterboard ceilings. Compact Villas Suspended ceilings in stained Riga pine.

**Balcony protection**Balcony protection in laminated safety glass.

# TERRACES AND PORCHES

**Pergolas** Stained laminated wooden beams of Riga or Norway pine.

Outdoor Parking spaces in T2 and Duplex Villas.

Parking Riga pine pergola.

## ROOF

Accessible flat roof with rolled pebble finish.

## **INTERIORS** ABOVE GROUND

## HALL

**Flooring** Multilayered riga wood floor.

Walls Plastered and painted.

**Ceilings** Suspended plasterboard.

Skirting Lacquered waterproof MDF.

Boards

# LIVING ROOMS AND BEDROOMS

**Flooring** Multilayered riga wood floor.

Walls Plastered and painted.

**Ceilings** Suspended plasterboard painted.

**Skirting**Lacquered waterproof MDF.

Boards

**Closets**Doors from skirting board to the ceiling in lacquered MDF.

Melamine covered MDF on the inside with matt pine detailing. Interior LED strip lighting and opening sensor. Built in digital

safe in master suite closet.

**Fixtures** Living Rooms Bodart & Gonay-style wood stoves.

### KITCHENS

**Flooring** Neolith-style sintered stone. Multilayered riga wood floor.

Wall between countertop and top cabinets finished with Neolith-style

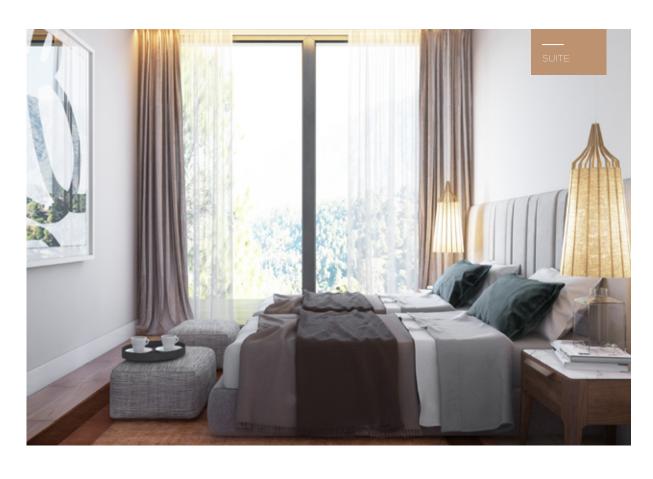
**Walls** sintered stone.

**Ceilings** Suspended waterproof plasterboard.

**Skirting** Lacquered waterproof MDF.

**Boards** 





# KITCHENS

**Countertops** Neolith-style sintered stone.

**Cabinets**Lacquered MDF with wood detailing on the outside and melamine on the inside in bins, drawers and shelves.

**Appliances** Stainless steel sink.

1-bed, 2-bed and 3-bed villas Fridge-freezer built-in combo. 4-bed, 5-bed and 6-bed villas 2-door built-in American-style fridge.

Built-in microwave oven.

Built-in oven.

Built-in dishwasher. Built-in washer and dryer.

Cooktop extractor in kitchens with an island or peninsula. Extractor built into the top cabinets in other kitchens.

Pull out spray mixer tap.

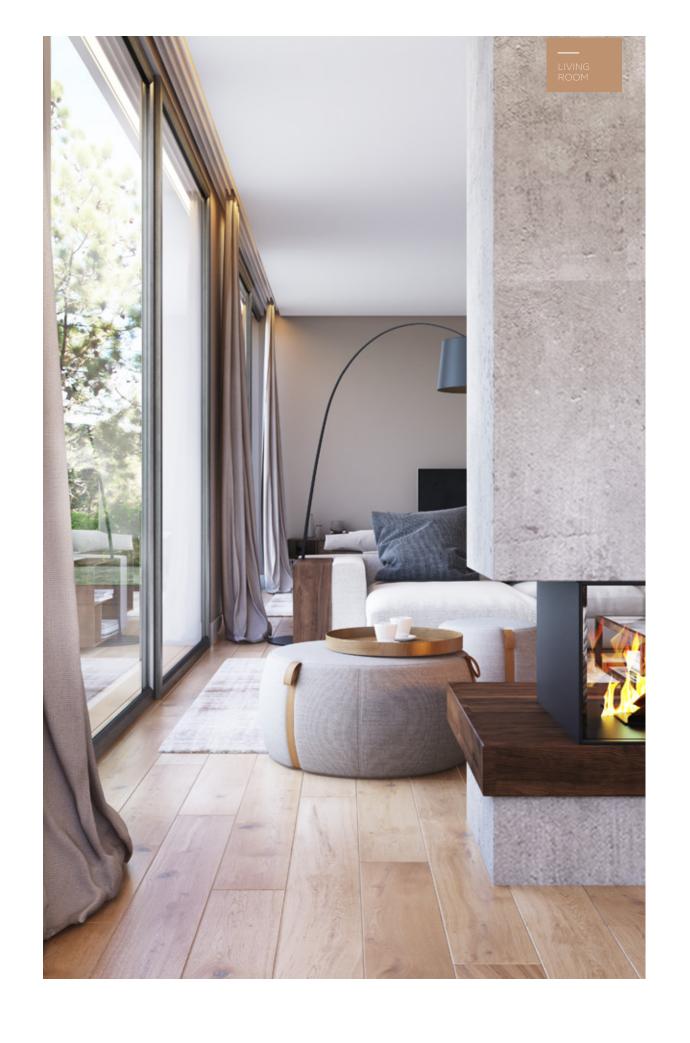
Radiant floor heating.

# LAUNDRY

**Flooring** Neolith-style sintered stone.

Walls Plastered and painted with anti-mold paint.

**Ceilings** Suspended waterproof plasterboard painted with anti-mold paint.





### LAUNDRY

**Skirting**Boards
Lacquered waterproof MDF.

**Cabinets**Lacquered MDF on the outside and melamine on the inside.
Cabinet skirting boards in lacquered MDF.

AppliancesWashing machine.Dryer.

### **BATHROOM**

## SUITE BATHROOMS

**Flooring**Neolith-style sintered stone.

Walls

Neolith-style sintered stone paneling. Plastered and painted with anti-mold paint up to the ceiling. In shower areas, the walls are finished in

Neolith-style sintered stone from floor to ceiling.

**Ceilings** Suspended waterproof plasterboard.

**Countertops**and Cabinets
Neolith-style sintered stone and suspended cabinets in lacquered waterproof MDF.

### SUITE BATHROOMS

**Fixtures** 

and cabinets

Sanindusa-style wall-mounted toilets Geberit-style built-in flushes Duravit-style shower trays Jacob Delafon-style chrome mixer taps Radiant floor heating Heated towel rails

## MASTER SUITE BATHROOMS

**Floorings** Neolith-style sintered stone.

Walls Neolith-style sintered stone paneling. Plastered and painted with

anti-mold paint up to the ceiling. In shower areas, the walls are finished in Neolith-style sintered stone from floor to ceiling.

**Ceilings** Suspended waterproof plasterboard.

**Countertops** Neolith-style sintered stone countertop and suspended MDF cabinet.

**Fixtures** Sanindusa-style wall-mounted toilets.

Sanindusa-style free-standing bathtub and Duravit-style shower trays.

Geberit-style built-in flushes.

Jacob Delafon-style chrome mixer taps.

Radiant floor heating.

Heated towel rails.





# GUEST BATHROOM

**Flooring** Multilayered riga wood floor.

Walls Plastered and painted with anti-mold paint.

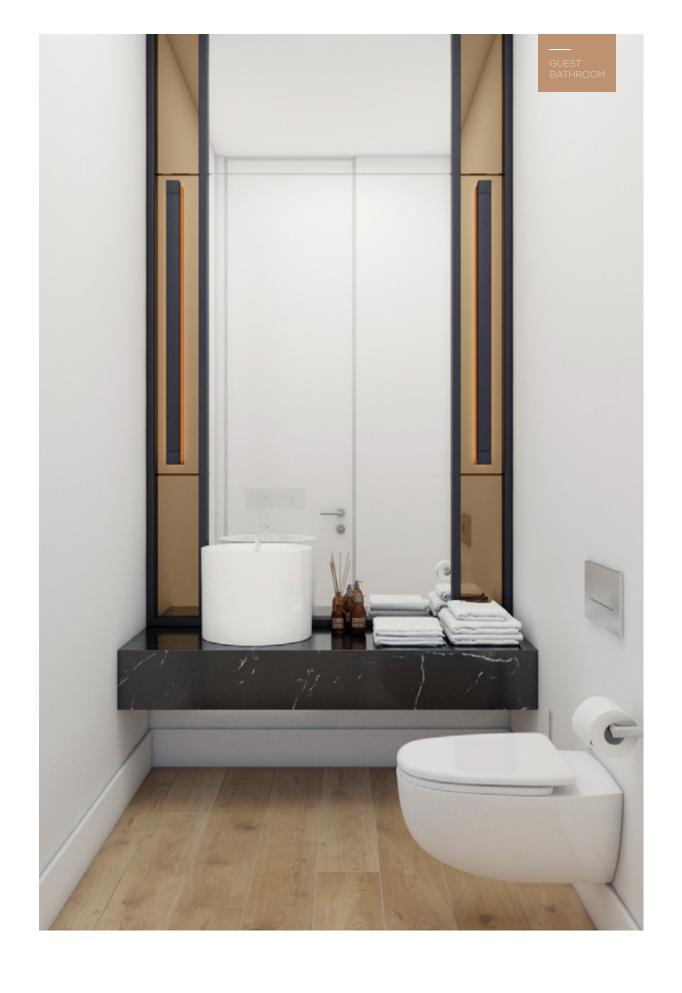
Ceilings Suspended waterproof plasterboard painted with anti-mold paint.

Skirting Lacquered waterproof MDF. **Boards** 

Countertop Neolith-style sintered stone.

**Fixtures** Sanindusa-style wall-mounted toilets.

Geberit-style built-in flushes. Jacob Delafon-style chrome mixer taps.



### **INTERIORS** BELOW GROUND

### OPEN SPACE

**Flooring**Painted cementitious screed.
Flooring with grey glazed tiles.

Walls Plastered and painted in white water-based anti-mold paint

over a primer.

**Ceilings** Painted in white water-based anti-mold paint.

PARKING

**Flooring** Painted cementitious screed.

Walls Plastered and painted in white water-based enamel paint

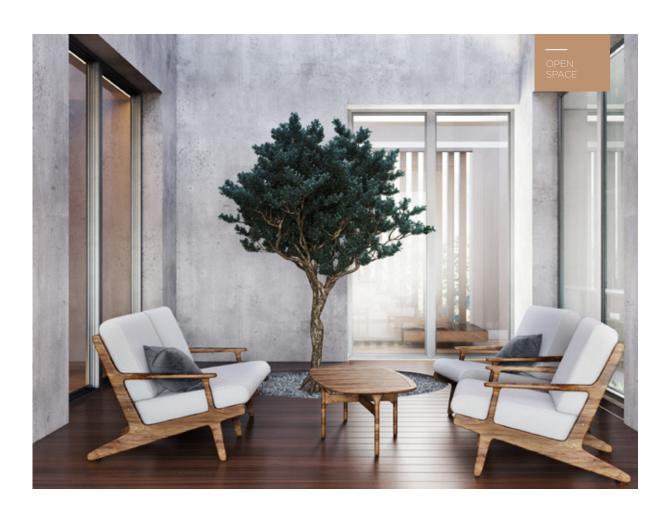
with a satin finish over a primer.

**Ceilings** Painted in white water-based anti-mold paint.

COURTYARD

**Flooring** Rolled pebble exterior finish.

Walls Levelled concrete painted with water-based emulsion.



### **EXTERIOR FEATURES**

## SWIMMING POOL

Concrete pools with varying depths of between 1.2 and 1.5m with skimmers and finishing in mosaic tiles. Pre-installation of protective cover and water heating system.

### GARDENS

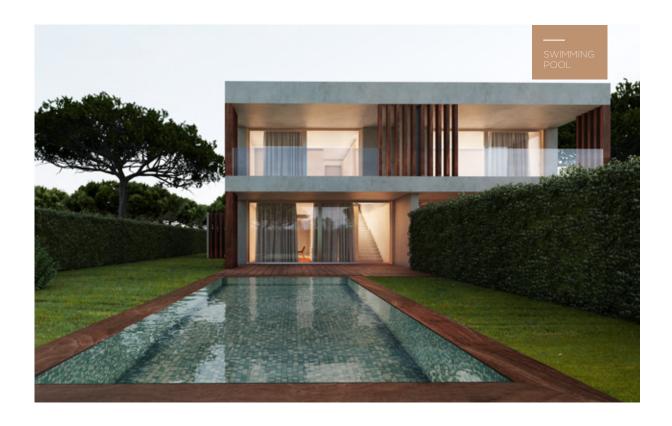
Hedges around the entire plot, lawn area and native plants.

### EXTERIOR LIGHTING

Paths in the garden between the gate and entrance of the villas illuminated with spotlights with timer. Built-in spotlights in the wall of the parking entrance ramp.

### PATHS IN THE GARDEN

Path with porous flooring between the gate and entrance to the villas. Access for cars to the parking area in porous flooring or setts depending on the type of the villa.







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