



QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

Reinforced concrete slab in foundations and mixed structure with metal pillars and reinforced concrete slabs.

ROOF

Non-accessible flat roofs with a 1.2 mm EPDM membrane and 80 mm extruded polystyrene (XPS) insulation with a gravel finish.

Accessible flat roofs on terraces and porches, finished with non-slip porcelain tiles.

FACADE

Made with the SATE system of thermal insulation.

Cost savings: estimated energy bill in winter of up to 40%. On the other hand, the saving of the energy bill in summer can reach 30%.

Thermal insulation that results in a reduction in heating and electricity costs since energy is better conserved.

Plasterboard partition walls 13+13/46/13+13, made up of two 13 mm panels on each side, galvanised profiling and mineral wool insulation.

False ceiling with 13 mm thick laminated plaster plate.

EXTERIOR CARPENTRY

Minimalist floor-to-ceiling aluminium exterior carpentry TECHNICAL BRAND with thermal break LUMEAL series profile RAL 7016 (Anthracite Grey).

Climatit 4+4 glazing/Chamara 14 Argon /4+4 Planitherm 4S.

INTERIOR CARPENTRY

Banus Immo[®]
MARBELLA

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QUALITY SPECIFICATIONS

White lacquered interior doors with chrome handle, model to be chosen.

Wardrobe fronts lacquered white to match the interior doors, including interior lining.

COATING AND FLOORING

PORCELANOSA SERIE BOTEGA, MARAZZI or similar ceramic wall and floor tiles

RAILING

10 + 10 safety glass, both on the outside and on the inside, according to the design.

ELECTRICITY - TELECOMUNICATIONS

Highly electrified built-in electrical installation. Top quality branded mechanisms.

Telecommunications with TV-FM antenna and ISDN connections throughout the house.

PLUMBING

Crosslinked polyethylene piping.

PVC drains with soundproofed downpipes.

AIR CONDITIONING - ACS

AEROTHERMICS

Daikin Altherma system, all-in-one solution: air conditioning, hot water and floor heating system.

HEATING - UNDERFLOOR HEATING

Installing underfloor heating throughout the home can mean savings of between 20% and 30% compared to other conventional heating and cooling systems.

Underfloor heating and cooling with water throughout the house.



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BATHROOMS AND TAPS:

Solid wood worktop in oak, washbasins on bowl style worktop (round and rectangular design) Roca brand or similar.

ROCA brand suspended toilet white or similar colour.

Modern faucets, Roca or Ramon Soler brand or similar. The client can choose the decoration of the bathroom, so this will depend on the finish that the client chooses.

(Costs will be estimated and evaluated separately).

Electric towel rails and underfloor heating.

In the shower areas there will be shelves (niches).

KITCHEN:

Kitchen in mate white to choose from.

Modern design with cupboards up to the ceiling.

Dekton countertop.

Island with Dekton worktop.

Electrical appliances (extractor, oven, microwave, dishwasher, glass-ceramic hob, refrigerator) from AEG.

The kitchen is completely customisable in the kitchen studio. There are many colours and options to choose from. The extras will be assessed separately and will be an additional cost.

SAUNA

Finnish sauna and whirlpool shower.

Electric towel rails.

AUTOMATION:

Basic control: lighting, air conditioning and irrigation.

MEMORIA DE CALIDADES /
QUALITY SPECIFICATIONS



**VILLAS EL CAMPANARIO
DEL GOLF**

SWIMMING POOL

The swimming pool is Infinity with overflow, waterfall and compensation pool seen.

GARAGE IN SURFACE:

Capacity for two vehicles, printed non-slip concrete floor.

Electric vehicle recharging point.



EXTRAS WITH ADDITIONAL COST

EXTRAS FACADE

Curtains to accommodate automatic blinds of the brand bandalux and movements in the ceiling to accommodate the lighting.

EXTRA INTERIOR CARPENTRY

Reinforced entrance door with security lock and separately assessed it will be possible to put pivot door.

EXTRAS ELECTRICITY - TELECOMMUNICATIONS

Installation of plugs in the parking area to charge electric cars, the wifi signal can be boosted on the different floors.

EXTRAS SANITARY - TAPS

Lighting of the shelves (niches) in the shower areas

EXTRAS AUTOMATION:

custom home automation system

THESE QUALITIES MAY BE MODIFIED BY THE OPTIONAL MANAGEMENT OF THE WORKS AND REPLACED BY ANOTHER SIMILAR EQUIVALENT IN THE QUALITIES PROVIDED INITIALLY. THIS IS A NON OFFICIAL TRANSLATION.

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