

SPECIFICATION SHEET

MODEL MEDITERRANEO

1. FOUNDATION AND STRUCTURE

- The foundations will be made of isolated and/or spread footings under load-bearing walls, in accordance with the current structural code and the geotechnical study carried out.
- The vertical structure will be based on a reinforced concrete block load-bearing wall and a horizontal reinforced concrete roof structure, in accordance with the structural code.

2. FAÇADE

- The façade will be clad in white single layer or in a color to be determined.
- Enclosure made with:
 - The exterior partition walls will be made of 20 cm thick reinforced concrete block.
 - 4 cm chamber with 8 cm mineral wool insulation.
 - Interior partition walls of 7 cm hollow ceramic bricks.

3. ROOFING

- Sloping 4-slope roof with ceramic tile coping, ventilated chambers and thermal insulation.

4. EXTERIOR CARPENTRY

- Steel-framed front door with security lock and anti-lever system. Anthracite or gray color.
- Black aluminum frames with motorized aluminum blinds in all rooms, Capri limestone or similar countertops, and double glazing.

5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with covered frames and architraves, and steel-colored handles.
- Built-in closets up to the ceiling with doors matching the carpentry, integrated mechanized handle, wood lined interiors with 2 drawers, shelves and hanging bar.
- Walk-in closet (without doors and according to design) up to the ceiling, matching the joinery, with wood-lined interiors including shelving area, 2 drawer units, and hanging rods.
- White PVC skirting board inside the home.

6. PARTITION WALLS

- The interior partitions will be made of 7 cm ceramic hollow brick walls, finished with plaster rendering.

7. PAVIMENTOS Y REVESTIMIENTOS

- The flooring can be selected from the offered customization options in porcelain stoneware (maximum price 15€).
- Non-slip flooring in the covered exterior terrace area (maximum price 15€).
- The villa's sidewalk perimeter will be approximately 1 meter wide and will be made of stamped concrete.
- Uncovered terraces will be made of concrete.

8. BATHROOMS

- The flooring and the cladding of the vertical surfaces will be made of first-quality ceramic, according to the customized model to be chosen from the offered finishing options.
- Sanitary fixtures made of white vitrified porcelain, including toilets in the bathrooms.
- Shower trays with screen (fixed, maximum 1 meter).
- Monobloc chrome faucets.
- Bathroom cabinets with built-in sink and Led mirror. (Cabinets and mirrors in bathrooms 80 cm and toilets 60 cm).

9. KITCHEN

- Kitchen equipped with base and wall cabinets up to the ceiling made of laminated board, with provision for spaces for future installation of refrigerator, dishwasher, and oven.
- Island with national granite countertop (according to design).
- The bench will be of National Granite with hole for ceramic hob, island formation and pre-installation for placement of extractor hood in the ceiling.
- Sink in stainless steel or similar, with monobloc faucet.
- The cladding of the kitchen's front wall will be made of first-quality ceramic, according to the customized model to be chosen from the available finishing options.

10. CEILINGS AND PAINTWORK

- Smooth matt white plastic paint on vertical and horizontal surfaces.
- False ceilings will be made of laminated plasterboard and in bathrooms housing installations, a removable plaster false ceiling will be installed.

11. INSTALACIÓN DE ELECTRICIDAD, T.V. Y TELEFONÍA

- Low-voltage electrical installation with a high level of electrical capacity.
- The switches and outlets will be of top quality, and TV and data sockets will be installed in the bedrooms, living room, and terrace.
- The exterior of the facade will have 6 points of light for subsequent placement of sconces.
- Video doorbell with video feed and vehicle door opening.
- Pre-installation of piping for two light points in the plot entrance wall.
- Pre-installation of pipe for electric charger (charger not included).

12. CLIMATE CONTROL AND HOT WATER

- Pre-installation of heating and cooling system for a heat pump, with duct distribution in the living-dining room and bedrooms.
- Domestic hot water (DHW) production system with an aerothermal system for energy efficiency, and an electric storage water heater with capacity based on the size of the dwelling, in accordance with regulations.
- Smoke outlet for fireplace installation in the living room.

13. RENEWABLE ENERGY SOURCES

- Installation of a 2.5 kW photovoltaic panel system and an inverter with a maximum expansion capacity of 4 kW, for the self-consumption of electricity in accordance with regulations, located on the roof or on the ground of the plot.

14. VENTILATION AND EXTRACTION

- Ventilation and extraction system for the interior spaces of the dwelling and kitchen smoke, in accordance with regulations.
- Mechanical exhaust fans in bathrooms and toilets.

15. WASTEWATER SYSTEM

- A sealed tank with a capacity of 4.000 liters will be installed for 2-bedroom villas, and a 6.000-liter tank for villas with 3 or more bedrooms.
- Inspection chamber between watertight tank and villa.

16. PLOT ENCLOSURE

- Automatic sliding vehicle access door measuring 4,00m x 2,20m, including motor.
- Front fence of the plot with 2 gabion masonry walls measuring 2,50m x 2,20m.
- Mailbox integrated into the pedestrian service door.
- Video intercom with image.
- 2,500 m² of plot area with perimeter fencing made of 1.75 m high galvanized steel single-twist mesh.
- Two water points on the plot.
- Irrigation control box with filter on the plot.

17. SWIMMING POOL

- 8.00 x 4.00 m swimming pool finished with mosaic tiles, white coping, and 2 LED lights.
- Storage room measuring 2.60 m wide and 1.60 m long, housing the pool pump, with a metal access door, window, and outdoor shower.
- The perimeter of the pool will be made of stamped concrete.
- Included option: Artificial grass area (around 15 m² in surface).

18. ENERGY RATING

- Improvement of construction solutions to optimize energy consumption and ensure user comfort.
- Latest technology in climate control and air quality systems.

19. GARDEN AND AUTOMATIC IRRIGATION SYSTEM

- Automatic irrigation system with timer.
- Small-sized vegetation, such as hedges, in the dividing areas of the exterior terraces and open parking area according to the plan.

20. CONDITIONING OF PLOTS WITH PLANTING

- The existing plantation will be cleared to allow for the construction of the villa and access to the main entrance.