

SPECIFICATION SHEET

MODEL STONE

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 finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
 - 19 cm thick thermo-clay brick.
 - 4 cm cavity with 8 cm mineral wool insulation.
 - Interior partition walls made of 7 cm hollow ceramic bricks.
 - Façade sections featuring natural stone.

3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

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 clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.
- White PVC skirting board inside the home.

6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered (maximum price 15€).
- Non-slip flooring for the covered exterior terrace area (maximum price 15€).
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and Led mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).

9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video doorbell with video feed and vehicle door opening.
- Pre-installation of conduits for two light points on the entrance wall.
- Pre-installation of pipe for electric charger (charger not included).

12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living 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.
- Chimney smoke vent pre-installed in the living room.

13. RENEWABLE ENERGY SOURCES

- Installation d'un ensemble de panneaux photovoltaïques d'une puissance de 2,5 kW et d'un onduleur pouvant être étendu jusqu'à 4 kW, destiné à l'autoconsommation d'électricité conformément à la réglementation, sur le toit ou au sol de la parcelle.

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

- L'installation se fera à l'aide d'un réservoir étanche de 4.000 litres pour les villas de 2 chambres et de 6.000 litres pour les villas de 3 chambres ou plus.
- Inspection chamber between watertight tank and villa.

16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m² of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.
- Irrigation control box with filter on the plot.

17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m²).

18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort
- State-of-the-art technology in climate control and air quality systems.

19. 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.