



6 Properties – PHASE 3– RESIDENCIAL EL PASICO

QUALITY LIST

Residencial EL PASICO is an exclusive complex of detached villas with private swimming pool, open spaces, and a solarium in every property.

- Mixed structure consisting of a foundation slab and one-way reinforced concrete floor slab, with structural steel columns. Compliant with CTE and CE.
- Exterior façade made with an 11 cm ceramic block wall and plasterboard lining with thermal and acoustic insulation according to CTE. Interior partition walls made of 10 cm plasterboard.
- Façade finished with single-coat mortar and white plastic paint.
- Exterior aluminium carpentry in RAL 8007 or similar, with airtight sliding leaves and thermal PVC shutters on exterior windows. Laminated double glazing with thermal break.
- Interior flooring in first-quality stoneware.
- Bathrooms and kitchen tiled with first-quality stoneware tiles and acrylic paint.
- Interior doors in wood, lacquered in white.
- Fitted wardrobes with drawers, shelves, and hanging rail in all bedrooms, with white lacquered doors.
- Kitchen with white lacquered doors and edges. Hinges with soft-close system. Metal handles. Natural quartz countertop, Silestone or similar.
- Balay brand appliances included (ceramic hob, oven and microwave in column, fridge, extractor hood, and integrated dishwasher).
- In bathrooms and toilet: first-quality porcelain sanitary ware. Toilets with exposed cistern. Designer furniture with porcelain basins and mirror. Built-in shower column with overhead shower head.
- Shower tray with anti-slip treatment and concealed drain. Transparent glass shower screens.
- Plumbing installation for hot and cold water using PPR pipes, compliant with CTE.
- 110-litre aerothermal water heater.
- Summer kitchen on the solarium terrace, with sink and pre-installation for washing machine and mini-fridge. Walkable flat roof with thermal insulation. Waterproofing with asphalt membrane, finished with ceramic stoneware. Exterior built staircase access.
- Ground-floor garden with first-quality anti-slip stoneware paving. Exterior garden gates in thermolacquered metal profiles.
- Swimming pool with outdoor shower. Complete filtration system. 1 LED spotlight.
- Interior lighting in kitchen, hallways, and bathrooms with LED spotlights. LED spotlights integrated in garden wall and solarium.
- Main electrical protection panel. TV point in all bedrooms. Pre-installation for fibre optics. Intercom.
- Pre-installation for air conditioning.
- Pre-installation for heat pump for the swimming pool.
- Motorised garage door.
- Parking space on the plot.

► The selling company reserves the right to carry out on the works any modifications officially imposed or required due to technical, legal, or commercial needs.

► This document is not contractual