

## Specification for Riu Girona

### Building:

The building is constructed using ICF blocks, which provide complete insulation on both sides and include a flat roof. This construction method allows for the incorporation of all drainage through the blockwork, eliminating the need for unsightly drainpipes or guttering.

### Plant Room:

The plant room in this build centralises all utility services, which are then distributed throughout the property. It includes:

- Whole-house water filtration system
- Three-phase electricity supply
- Solar panel unit with battery storage
- Hot water tank
- Air conditioning, underfloor heating, and hot water are supplied by two independent LG Air Source Heat Pumps: one for air conditioning and one for underfloor heating and hot water.

### Utility Room:

The utility room incorporates the following features:

- Underfloor heating system
- Ducted air conditioning

- Starlink internet system
- LG Steam washing machine
- LG Inverter dryer

#### Kitchen:

The kitchen is a hand-crafted built-in kitchen with a granite top and island, featuring all white goods:

- LG Steam oven with combination air fryer
- Microwave above the stove
- LG Steam dishwasher
- Wine cooler
- LG American refrigerator and freezer
- LG induction hob

#### Bathrooms:

The bathrooms are complete wet rooms with one feature wall in mosaic tiles. They include:

- Grohe showers
- Grohe suspended toilets
- Vanity units
- Mirrors
- Shaving points

## Bedrooms:

Each bedroom has a hand-crafted 2m wide floor-to-ceiling wardrobe with built-in railings and shelving.

## Windows:

All windows are equipped with electrically operated security blinds and triple-glazed with UV protection.

The entire residence is equipped with underfloor heating, featuring a central control for user convenience and comfort. Operating independently and in conjunction with the air conditioning system, it incorporates a heat recovery system that provides consistent year-round comfort with energy efficiency.

A solar panel system generates sufficient energy to power the entire home throughout the day and night, utilising ten solar panels and a 10.5kWh battery backup. This system incorporates automatic switching, ensuring that the system transitions to independent mode during power grid failures and automatically returns to the grid upon restoration. This capability allows for uninterrupted system operation and the direct return of excess energy to the grid, entitling you to a credit.

Solid wood internal doors are all fitted with a magnetic latch system, promoting soft closing and facilitating easy operation.

All lighting fixtures, both internal and external, are LED-based, thereby reducing energy consumption and providing ample illumination throughout the property.

The swimming pool is a 10.5m x 3m structure with an infinity view, equipped with a saltwater system, UV filter, and air source heat pump. This configuration enables year-round use and comfort. Additionally, a submerged electrically operated pool cover, controlled remotely. Whilst the LED lights are operated from a fixed switch within the villa.

A pool room and storage space are situated beneath the terrace to the east, housing all pool-related machinery and additional storage. Conversely, a substantial storage room is located to the west and beneath the terrace.

The terrace will be tiled with matching tiles to the interior classed C3 for outdoor use, encircling the entire perimeter of the villa to achieve a seamless flow on a single level. Two walls edge the terrace, each equipped with double external sockets. A stainless steel and glass system will frame the outlook from the terrace to either side of the pool, enabling the infinity view from within the pool and the villa to be realised. Adjacent to the main terrace, to the west, is a solar-heated shower for use before and after pool usage.

Sufficient parking is available for two cars, with additional parking spaces for visitors on the driveway. The driveway will be accessed via a security gate that incorporates a remote video entry system.

Given the property's location and level access, an independent security camera system will be installed. This system will consist of two 360-degree cameras strategically positioned with motion sensors, night vision, and speakers.