

A woman with blonde hair, wearing a light blue button-down shirt and white pants, sits on a light-colored sofa. She is leaning back with her left hand resting against her cheek. The sofa is adorned with several pillows in shades of brown, tan, and yellow. The background features a dark, textured wall. To the right, a portion of a light-colored sofa and a small black bird-shaped lamp on a wooden shelf are visible.

YOUR DREAMS BEGIN HERE

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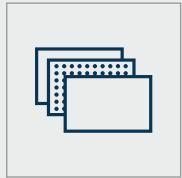
CONSTRUCTION



STRUCTURE AND FOUNDATION

Concrete structure: Structure made of reinforced concrete pillars and girders with concrete joists and small vaults of polystyrene.

Block structure: made up of load-bearing concrete block walls with concrete joist floor slabs and polystyrene vault beams.



FAÇADE

Façade cladding with maximum thermal and acoustic efficiency, made of an external layer of concrete blocks or ceramic bricks, an air chamber with sheets of stone wool insulation, and an interior layer of ceramic bricks.



MASONRY

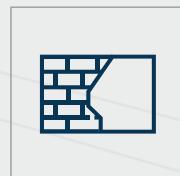
The internal partition walls manufactured with ceramic brick and/or sheets of plaster laminated on both sides on a metal frame with intermediate acoustic insulation.

Non trafficable flat roofs, with a layer of concrete to make the slopes, finishes according to quality and a roof apron in its whole perimeter, and a gravel finish.

Pitched roofs of curved Arabic-style ceramic tiles laid with mortar on ceramic barding supported on slope-forming partition walls according to the project.

Thermal insulation of the roof by placing insulating sheets of extruded polystyrene on a waterproofing layer of EPDM rubber.

Thermal insulation of the floor of the house by placing approved insulating sheets on forged steel and covered by a layer of self-levering concrete as the previous step to the tiling.



CLADDING

Cladding of the façade with waterproof cement mortar, finished with a coat of paint and, depending on the project, combined with a decorative coating according to the Form of the choice in materials, finished with Bateig stone.

Cladding of the interior walls be applying plastered with a smooth finish and a final decorative layer of plastic paint.

Continuous false ceiling of laminated plasterboard, PLADUR system or similar.



HOUSING. FINISHINGS



EXTERIOR CARPENTRY

Exterior up-market carpentry in lacquered aluminium with thermal bridge break, double glazing with CLIMALIT insulation, with solar control glass and low emissivity, according to technical project.

Blinds with roll-up slats of lacquered aluminium matching the exterior carpentry in bedrooms, motorised.

Entrance gate made of aluminium panel with anodised silver finish.

Galvanised iron protection railing.

Sliding gate with motorized opening for vehicle access. Hinged gate for pedestrian access.



INTERIOR CARPENTRY

Interior doors in solid board with lacquered finish or veneered in wood, with hinged or sliding opening, according to the plans of the house.

Fitted wardrobes with interior modules equipped with drawer units, dividing shelves and hanging rail.



FINISHED

Kitchen and bathroom walls cladded with top quality ceramic according to the decoration project.

Porcelain stoneware paving in the house, accesses and car park and non-slip porcelain stoneware paving outside the pool terrace.

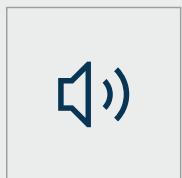


ELECTRICAL INSTALLATION

Built in electrical installation carried out according to the low voltage electrical regulations, with leading brands fuse boxes, ready to be connected, according to the technical project, with 9,2Kw power.

Electrical mechanisms in white, make Jung or similar quality.

Video door entry system.



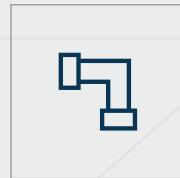
ALARM

Wireless alarm system with a video monitor.



LIGHTING

Interior direct and indirect ceiling lighting, LED technology according to the house plans. Exterior lighting according to house plans



PLUMBING INSTALLATION

Hot and cold water installation with built-in piping, made according to the current regulations.



CONDITIONING

System based on an aerothermal heat pump, with high energy efficiency, that will provide all our heating needs via underfloor heating in winter, air-conditioning in summer and hot water all year round

Underfloor heating.

Mechanical ventilation system in the dwelling by installing a heat recovery unit with flow exchangers for pre-treatment of the renovation air according to the project.



BATHROOMS

Bathrooms are delivered complete with wall-hung toilet (main bedroom), bidet, bathtub and/or extra-flat large shower tray, taps, tempered glass shower screen and worktop with mirror according to project.



KITCHEN

Kitchen equipped with furniture with integrated handle, Silestone worktop, sink, taps and electrical appliances: fridge, hob, oven, microwave, extractor fan, Siemens dishwasher or similar.



INSTALLATIONS



TELECOMMUNICATIONS INSTALLATIONS

Service connection point with the different connection sockets (TV, TF, TLC, PT).



GREEN ENERGY

Installation of self-consumption photovoltaic system for 5.5kw housing.

Pre-installation of plug necessary for recharging electric cars.



EXTERNAL COMPONENTS

Houses with garden, boundary walls on the plot and hedging of the plot.

Outdoor swimming pool according to project.

Vehicle access ramp.

Perimeter pedestrian accesses.