

MELORA EL JIMENADO, MURCIA

QUALITY LIST

MELORA VILLAS is a luxury complex of detached villas with private pool. The properties are one-level with garden on the ground floor and large sólarium on the first floor that allows the enjoyment of all hours of sunlight, every day of the year.

- High power efficiency thermal isolation for homes with almost zero energy consumption according to the new Basic Energy Saving Document (CTE 2019).
- High performance acoustic isolation with watertight carpentry and acoustic isolation closures.
- Summer kitchen in the solarium with plug socket for small fridge, pre-installation for the washing machine and white porcelain sink with sliding doors and worktop in grey granite.
- White lacquered exterior PVC carpentry with thermal bridge break and double glazing with optimal solar protection and laminated windows to the floor. Sliding doors.
- Exterior façade with a single layer of white mortar and grey ceramic cladding.
- Mesh exterior fence with smoked glass over a wall finished in white monolayer.
- Solarium railings in double security smoked glass, over and in between the walls.
- PVC manual blinds in dark grey.
- Tile flooring throughout the property, including terraces and large size tiling in bathrooms.
- Bathroom tiling in crude, except for the shower wall that matches the vanity unit.
- Vanity unit with mirror and light above the sink. Mixing-tap in black. White sanitaries from Roca or similar brand.
- Glass shower screen (clear or matt).
- Indoor carpentry in white with steel door knobs in black, lined built-in wardrobes with drawers in bedrooms.
- Kitchen appliances included: built in fridge, oven, integrated dishwasher, ceramic hob and extractor fan.
- White kitchen cupboards with composite worktop (color to choose) and integrated sink. LED strips beneath the upper cupboards.
- Aerothermic boiler for hot sanitary water with almost zero consumption system made up of an efficient heater.
- Pre-installation of air conditioning in living room and bedrooms through ducts.
- TV and phone points in living room and bedrooms.
- White electric sockets (Schuko type) with modern design and large white push-button.
- Lighting design indoors and outdoors. Decorative lights are not included.
- Power and aerial points in solarium and garden.
- Water taps in solarium and garden.
- Private pool with two spotlights and a shower.

- The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements.
- This document is not contractual.