

QUALITY LIST

Baliza Street – Cabo Roig – Costa Blanca

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundations and structure compliance with CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS WALLS

Façade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.

Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface.

Installation passage areas with plaster/plasterboard ceiling with smooth finish. Bathroom ceiling with laminated plasterboard and register for air machines with white lacquered wood and perimeter LED strip or similar.

Façade finish according to design combining porcelain stoneware and waterproof single-layer mortar, finished with paint coating.

ROOF

Non-transitable flat roof, finished with extruded polystyrene thermal insulation. Waterproofing with asphalt fabric, finished with a protective layer of gravel, according to CTE. Fitted for the necessary installations of the dwelling.

FLOORING AND TILING

Indoor and outdoor flooring, Porcelanosa.

Bathrooms tiled according to design with Porcelanosa porcelain stoneware tile. **Decorative shelf with LED lighting** in the bathrooms.

OUTDOOR CARPENTRY / GLASSWARE

Exterior PVC joinery of special height up to the ceiling, with hermetically sealed sliding panels, kommerling brand. **Solar control glass**, with 3+3 /12/ 3+3 laminated double glazing, model SGG PLANITHERM 4S II STADIP SILENCE, or similar.

First floor terrace balustrade with 6+6 tempered glass. Ground anchoring system, without pilasters.

LOCKSMITHERY

External garden doors in locksmith work according to design. **Reinforced entrance door**, with CE marking, PVC exterior panel and smooth interior panel.

Crowning of front and side walls of the fence, with metal locks according to design. Concrete block party walls finished with single-layer mortar.

Motorised vehicle access gate to the garden with remote control.

INDOOR CARPENTRY

Interior wooden doors lacquered in white colour. Door frame in natural beech wood, lacquered "in situ" in white colour. Design according to management. Wheelchair accessible doors with **82 x 210 cm special width and height** for all rooms.

Modular wardrobes with folding doors lacquered. **Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rack and 19mm board. Integrated LED lighting with opening sensor.**

PLUMBING, VENTILATION and SANITARY WARE

Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.

Installation of **osmosis** system integrated in kitchen tap.

ROCA or similar Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in all bathrooms.

Hygienic showers in all ensuite bathrooms.

Bathroom furniture according to design. Designer washbasins. Mirrors with LED lighting.

ROCA or similar built-in shower taps, with mixer, sprayer and hand shower. Built-in washbasin taps.

Shower tray with non-slip treatment in all bathrooms.

Designer shower screens and transparent safety glass in all bathrooms.

Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

ELECTRICITY, TELECOM, LIGHTING AND SAFETY

Telecommunications installations according to CTE.

Niessen high-end model mechanisms or similar. Lighting installation with spotlights and LED strips throughout the house, with dimmers in living room and bedrooms. Ambient lighting in garden and terrace.

Perimeter illuminated façade with LEDs integrated.

Video intercom with interior monitor with 7" colour screen on both floors.

Electric car socket in car park.

Pre-installation of home automation system for intelligent management of the entire property.

Pre-installation of security, alarm and CCTV system.

Built-in security safe.

HEATING AND AIR CONDITIONING

Pre-installation of fibreglass ducts for air conditioning machines, with an independent pre-installation for each floor of the house.

Installation of air conditioning machines with "General by FUJITSU" brand hot/cold heat pump, with Airzone system for temperature control by rooms.

INSTALLATION AND COMMISSIONING OF UNDERFLOOR HEATING WITH TWO PLATINUM BC MONOBLOC PLUS 9 MR. HEAT PUMPS. Fully installed.

Supply and installation of 200 litre DHW tank, plus 200 litre buffer tank, set of accessories and recirculation pump. The tanks are installed in the utility room and the heat pumps on the roof.

POOL AND GARDEN

Reinforced concrete pool with Jacuzzi area. Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, **LED spotlights**, and glass mosaic tiles for walls and floor.

Complete water treatment equipment by **saline chlorination system**.

Pre-installation of the heat pump for pool.

Cascade fountain for swimming pool in stainless steel.

Finished garden with pavement areas, artificial grass, pebbles, trees and landscaping according to design.

DECORATION AND PAINTING

Walls and ceilings' smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with special anti-humidity laminated plasterboard.

Opaque thermal insulating curtains on large windows without blinds. Installed with track to ceiling. *Decorative interior curtain not included.

INTERIOR STAIRCASE

Interior staircase leading to first floor, cantilevered, with designer metal structure, with wooden steps. Laminated safety glass handrail.

INTERIOR KITCHEN

Design kitchen with lacquered doors and edges, **with LED lighting, cooking area, island area and pantry area**. Hinges with brake system Blum Motion. **Worktop in Compact Marble or Silestone**.

Siemens electrical appliances are included (induction hob, oven, extractor fan, fridge integrated in kitchen, dishwasher, microwave, and washing machine). **Wine cooler for 12 bottles of wine**.

OUTDOOR KITCHEN / BARBECUE

Kitchen module according to design, equipped with **granite worktop or similar**. **Siemens appliances** included (integrated fridge, microwave and sink). Gas barbecue WEBER model Genesis,

LAUNDRY ROOM

Installation of furniture in the front of the laundry room, with melamine wood, matt white colour, according to plan. Basin and tap included. Necessary installations located in this area.

PARKING AREA

Socket for electric car.

Cobblestone paving in vehicle parking area.

EXTRA OPTIONS NOT INCLUDED:

Personalised consultancy service for design, decoration and interior design, for the distribution of space and furniture that best optimises your rooms. Selection and purchase of made-to-measure furniture, curtains, decoration, household linen and kitchenware. Preparation of floor plans, computer graphics, elevations, etc. Individualised search for the materials and lighting that best suit your needs.

*All the descriptions, measures, specifications, in brief, the entire content of this brochure is subject to variations and modifications by the Legislation, Public Bodies and other Administrations, as well as by the interest of the Promoter, who may therefore substitute them by similar or better quality ones".