



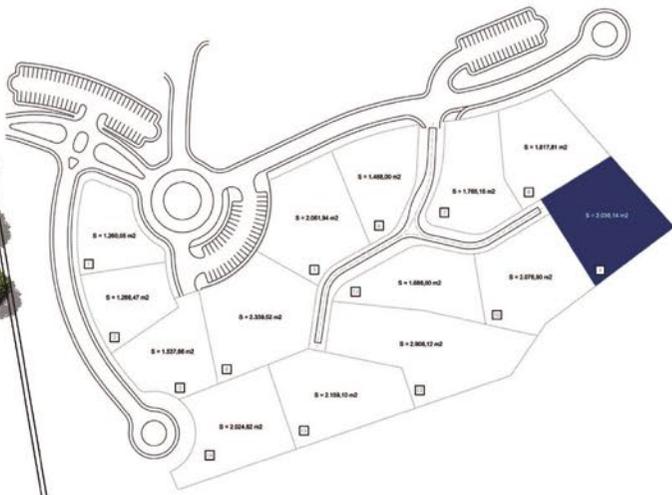
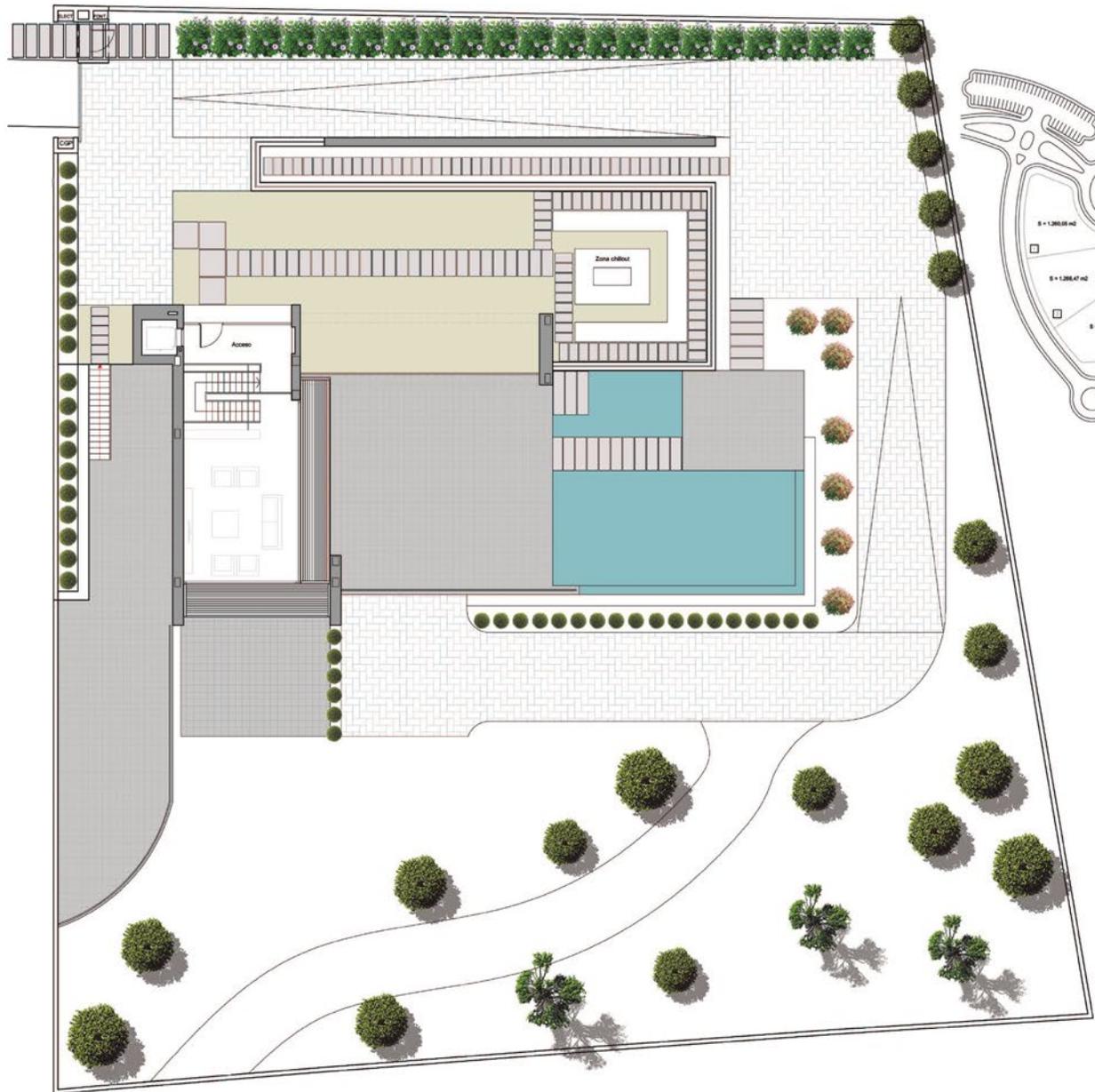




Swimming Pool

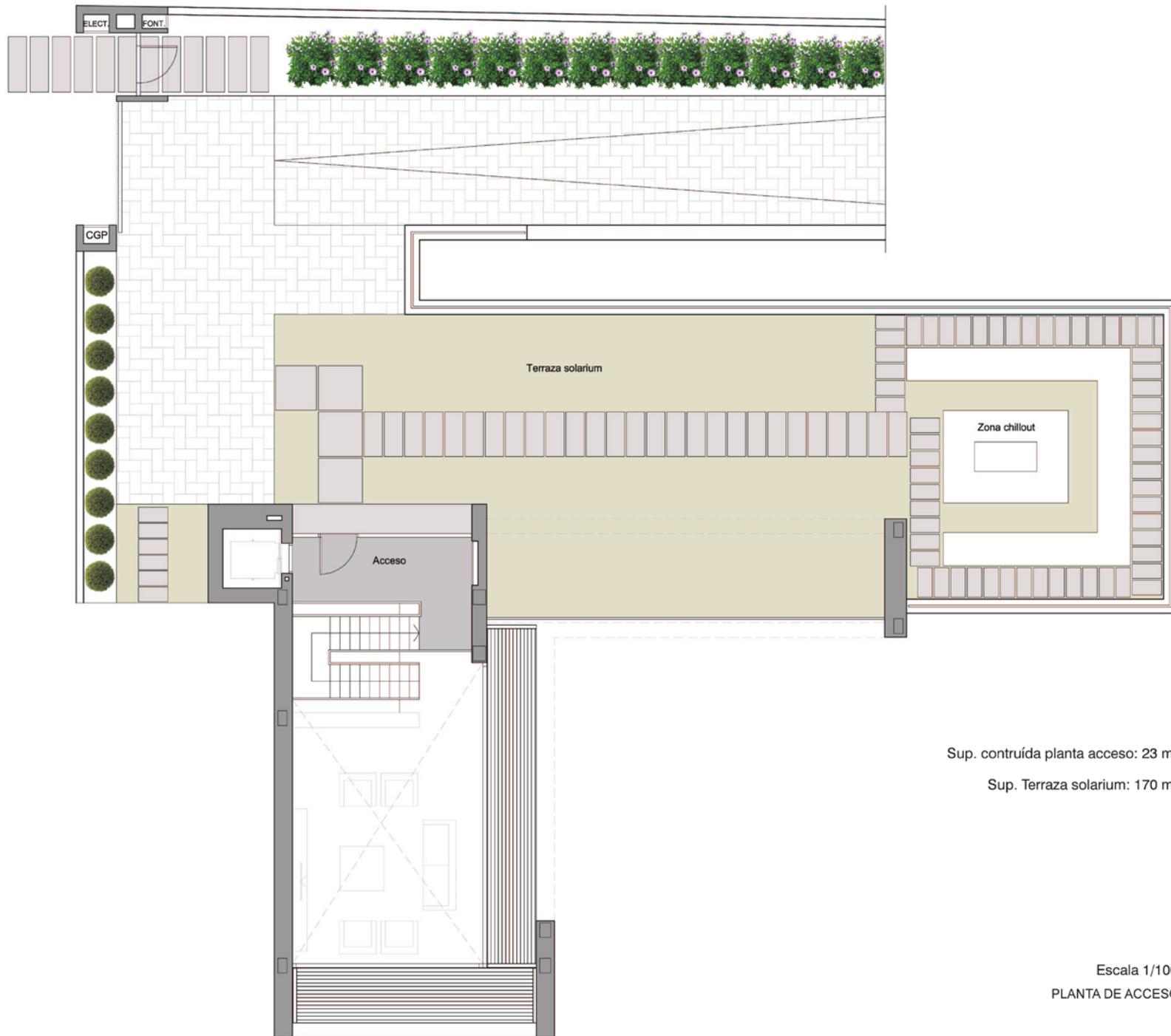


Chill Out Area



**Plano Comunidad ALMENDRO**  
 Superficie Parcela: 2.039,14 m<sup>2</sup>  
 Sup. contruida vivienda: 433 m<sup>2</sup>  
 Sup. Terrazas descubiertas: 280 m<sup>2</sup>  
 Sup. Terraza solarium: 170 m<sup>2</sup>

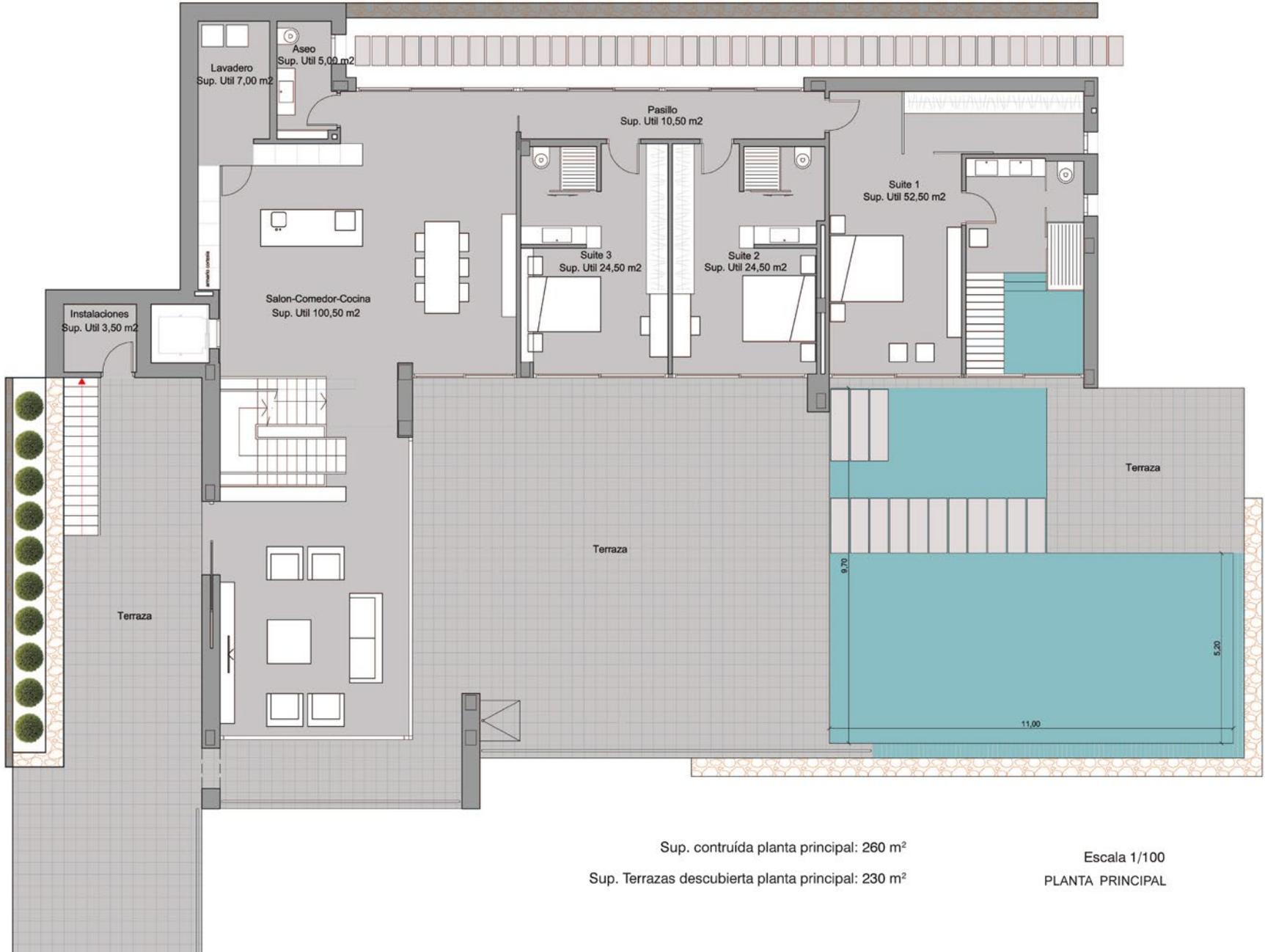
Escala 1/200



Sup. contruída planta acceso: 23 m<sup>2</sup>

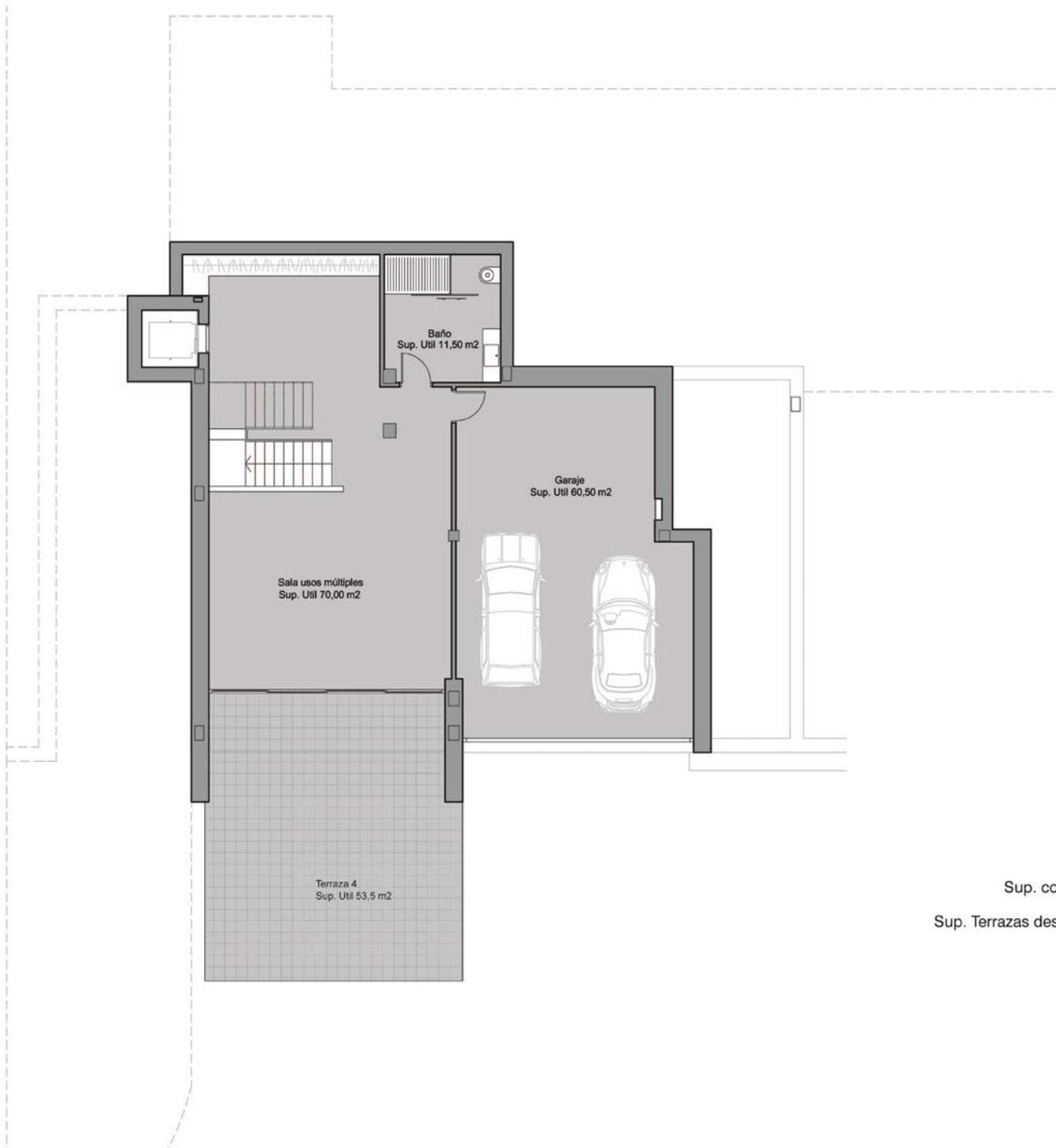
Sup. Terraza solarium: 170 m<sup>2</sup>

Escala 1/100  
PLANTA DE ACCESO



Sup. contruida planta principal: 260 m<sup>2</sup>  
 Sup. Terrazas descubierta planta principal: 230 m<sup>2</sup>

Escala 1/100  
 PLANTA PRINCIPAL



Sup. contruída planta sótano: 150 m<sup>2</sup>

Sup. Terrazas descubierta planta sótano: 50 m<sup>2</sup>

Escala 1/100  
PLANTA SOTANO

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# QUALITY SPECIFICATIONS

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## FOUNDATIONS AND STRUCTURE

-Reinforced concrete with separate footings, concrete beam and pot floor.

## EXTERIOR BRICKWORK

-Ceramic brick (12 cm exterior) with air compartment and high density polystyrene insulation (8 cm) and thermal clay block (19 cm).

## ROOF

-Flat unexploited roof and exploited roof with ceramics anti-slip finish, both with extruded polystyrene insulation (8 cm).

## FAÇADE

-Single layer mortar with a scraped finish in white color. Decorative veneer.

## INTERNAL WALLS

-Brick finished and rodded with plaster.

## BATHROOM FINISHES

Top of the range “Gres” ceramics according to the latest design.

## INTERIOR AND EXTERIOR FLOORING

-Interior, top of the range “Gres” ceramics and skirting tiles of the same material.  
-Exterior, top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles.

## INTERIOR AND EXTERIOR LIGHTING

-Interior, LED type lights, ceiling spotlights, pitted LED strip in night areas according to interior design, switches in white color throughout and plugs according to standard regulations.  
-Exterior, façade fixtures, garden lights in accordance with exterior design.

## EXTERIOR CARPENTRY

-Floor recessed lacquered aluminum Schüco (colour to be chosen) with thermal break.  
-Motorized venetian blinds with adjustable slats in bedrooms.

## INTERIOR CARPENTRY

### Kitchen:

-Fitted with base and wall units, equipped with a full set of major electric appliances (Fridge, oven, microwave oven and dishwashing machine) with energy efficiency class A++.  
-Fitted single sink in stainless steel, vertical single-handle mixer tap with Osmosis system.  
-Silestone quartz worktop or similar.  
-Decorative ceiling extractor hood.

### Interior doors:

In smooth lacquered finish (of 2,30 m high), with steel designer handles in chrome finish, door flashings.

**Wardrobes:**

Wardrobe with swing or sliding doors in wood with smooth lacquered finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.

**Bathroom units:**

Complete designer bathroom vanity unit and mirror with integrated lighting.

**GLASS**

- Windows: Double glazing with air chamber according to Technical Building Code.
- Main entrance door in aluminum and glass with security lock.
- Fixed glass screens in showers.

**BATHROOM FITTINGS AND FAUCETS**

- ROCA sanitary ware, including complete bathroom vanity unit with mirror.
- Wall mounted bathroom and sanitary fittings. ROCA range in white colour.
- Bathroom sink atop a cabinet according to the latest tendencies.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Wash basin: waterfall single handle tap in chrome finish, with aerator for water efficiency.

**PAINTWORK**

- Smooth finish in white colour.
- Decorative wallpaper above bed headboards.

**HEATING AND AIR CONDITIONING**

- Air conditioning with heat pump through ducts (Aerothermia system).
- Installation for electric towel rails in bathrooms.
- Water underfloor heating throughout, except basement floor.
- Ventilation and air renewal system with heat recovery.

**EXTERIOR**

- Pool: Infinity edge style swimming pool 10x4. LED type lighting in blue colour. Tile finish in color according to exterior terraces. Pre-installation for heat pump.
- Garden: Standard landscaping finish with irrigation system and lighting.
- Fence:
  - Main fence, concrete wall with stone finish and zones of folded metal sheets.
  - Dividing walls: house area - plastic wire mesh in green colour with hedge.

**SPECIAL INSTALLATIONS**

- Smart Home Technology System 3.0. with video interphone.
- Osmosis water filter system in kitchen.
- Water softening system throughout.

**VARIOUS**

- Storage room in basement floor (below the garage) will be finished and converted into technical room and laundry.
- The rest of the basement, will have polished concrete floors, plasterboard chamber in walls, painted ceiling, and pre-installation for water, electricity, sewage and air conditioning.