



LAS COLINAS
de Campoamor

ABEJARUCO SEMI-DETACHED VILLAS
Phase 1

Communal areas of the residential complex where the property is located:

- Swimming-pool, communal gardens and areas with natural vegetation.

Structure, walls and façades:

- Reinforced concrete structure.
- Outside walls with ceramic brick face veneer and thermal-acoustic insulation cavity and partition walls with Pladur, Knauff or other similar brand laminate plaster board.
- Rough-render and paint finish.

Flooring and walls:

- Marble flooring in the lounge, bedrooms, corridor, halls and bathrooms.
- Porcelain tile flooring in the kitchen.
- Terracotta-type ceramic flooring on terraces, patio and in porches.
- Main and second bathroom walls tiled in Spanish marble, combined with matt-finish plastic paint.
- Third bathroom walls with porcelain tiles combined with matt-finish plastic paint.
- Kitchen walls with porcelain tiles.
- Ceilings and inside walls finished with matt-finish plastic paint.

Exterior and interior joinery:

- Exterior joinery in aluminium with Climalit or similar double-glazing.
- Security entrance door.
- Varnished interior doors.
- Lined wardrobes.

Kitchen:

- Furnished with high and low units and equipped with sink, hob, oven and extractor fan, washing-machine, dishwasher and fridge.



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Sanitary fittings:

- PVC drainage system.
- Individual hot water system through gas heater.
- Hot and cold water supply with thermal insulation.
- Top-quality vitrified porcelain bathroom fittings.
- Top-quality chrome mixer-taps.
- Bath in the main and secondary bathroom and shower in the third bathroom.
- Vanity unit with marble top and fitted washbasin in main and second bathrooms.

Heating and Air-conditioning:

- Cold / hot air.
- Heating through gas boiler and radiators.

Electrical and telecommunications installations:

- Regulatory protected electrical installation.
- Telephone installation with sockets in lounge, bedrooms and kitchen.
- Installation to receive Spanish channels and satellite dish for international channels in lounge and bedrooms.

Other:

- Fireplace in the lounge.
- Two pergola covered parking spaces per home.
- Walled plot with garden.

Optional:

(The cost of optional extras is not included in the property price. Viability is subject to management approval.)

- Home automation: Wireless alarm installation with infrared detectors throughout the house, except in bathrooms and kitchen, water leakage detectors, alarm control, on/off air-conditioning and lighting.