

NUEVA ANDALUCÍA MODERN

General quality description

FOUNDATIONS AND STRUCTURE:

- Suspended girders stabilized with reinforced concrete, concrete walls and grid slabs.

COVER:

- Impermeable membrane with an asphalt sheet and insulated with layers of polystyrene.

FACADE:

- Ceramic brick, wall cavities filled with polyurethane foam insulation and interior brick partition wall.
- Panelling of ceramic bricks in mortar.
- False ceilings in covered porches/terraces

OUTDOOR COATING/FINISHING

- Exteriors: Plastering with cement mortar.
- Interiors: Plastered and painted, with perimeter light beams in bedrooms and living room.
- Perimeter cavities in bathrooms.

TILINGS:

- Natural "Palancar" stone in 60x60 cm pieces throughout the property, including terraces, covered terraces, and interior stairs.
- Garage in grey porcelain stone.

TILES:

- Showers and sink finished with natural cream Zamora stone.
- The rest of the bathroom finished in a plain colour.

CARPENTRY

- Interior carpentry: solid plain interior doors, 2.40m high in lacquered wood, with stainless steel locks.
- Exterior carpentry: Dark grey colour in premier quality aluminium.
- Entrance door in wood with security lock and the whole exterior entrance wall covered in wood.
- Cupboard front in identical quality as doors with inner lining of cupboards in melamine board and matching chest of drawers.

GLASS:

- Double glazing, climalit style in external carpentry.
- Mirrors in bathrooms.

PLUMBING:

- 300 litres hot water reservoir, with solar panels.
- Water intakes on porches and terraces.

BATHROOMS & TAPS:

- Bathrooms in Villeroy & Boch in white colour.
- Hydromassage bath in master bathroom.
- Hansgrohe mixer taps.

PAINT:

- Interior, smooth plastic colour on walls, ceilings and frames.
- Outer paint in white colour.

ELECTRICAL INSTALLATION:

- Electric wiring configured according to capacity, with first class mechanisms.
- Points for telephone and TV in all bedrooms, lounge, kitchen and basement.
- Piping with wiring for satellite points (without antenna), in master bedroom and living room.
- LED bulbs in the entire house.
- Video entry phone installation.

AIR CONDITIONING

- Heat pump to power the air conditioning and underfloor heating.
- Hot & cold air conditioning with independent thermostat in each room.
- Under floor heating on the ground floor and first floor with independent thermostats in each room.
- Basement with pre installation for air conditioning.

ALARM:

- Alarm installation with infra-red detectors in every room.

URBANIZATION:

- Perimetral closing with concrete wall seen without paint and designed iron gate on border with exterior public area.
- Automatic sectional door for garage entrance with remote control.
- Exterior pedestrian and vehicle iron entrance door, with remote control.
- Access Road to basement in printed concrete.
- Garden Lighting with LED bulbs.
- Automatic irrigation with electric timer.
- Swimming pool with interior finish in ceramic tiles and anti-slip, natural stone countertop with saline ionization and lighting with led bulbs.
- Pre-installation for heating of swimming pool.
- Property completely finished with Mediterranean style garden.

VARIOUS:

- Jacuzzi on the deck of the house with exterior flooring in tropical wood (optional)
- Gas feature fireplace in living room, with remote control.
- Glass handrail for internal staircase.
- Exterior railings in steel
- Fully fitted kitchen with Siemens appliances brand or similar.

COMMUNITY SERVICES:

- Maintenance and repair of facilities located on the outside.
- Security Surveillance 24 h, with barrier entrance to urbanization.
- Security cameras throughout the urbanization