

QUALITY SPECIFICATIONS

FLAMIGOS PLOT 1A

- ECO-FRIENDLY WALLS to establish the dwellings and garden areas platforms.
- FOUNDATION of the dwelling by reinforced concrete slab. The swimming pool foundation by isolated cross-braced footing under containment walls of reinforced concrete.
- MIXED BEARING STRUCTURE with reinforced concrete pillars and laminated steel girders. Flat grid slabs, lighten by concrete blocks and reinforced concrete slabs of variable section in sloping roofs.
- ROOFING: combination of inverted sloping roof with roofing tile finishes and flat reversed walkable and non-walkable roofing with ceramic or limestone tiles finish depending on use. WATERPROOFING by asphalt felt of 4.8kg and by double-layer reinforcement asphalt roofing felt on edges. INSULATION by injected polyurethane foam of 50mm and 50Kg/cm² in situ. Compliance of the conditions of protection against humidity, acoustic regulations and energy demand limitation. Rainwater harvesting assured.
- FAÇADES: made up of EXTERIOR LEAF of solid perforated brick half foot thick, and on the inside of grout cladding, INSULATION made up of injected polyurethane foam of 40 mm thick and a density of 35 Kg/m³, air chamber and INTERIOR LEAF of thick partition of hollow brick. Compliance of the acoustic regulations, energy demand limitation and protection against humidity.
- WALLS BELOW GROUND LEVEL of reinforced CONCRETE, WATERPROOFED on the outer side with asphalt felt of 3.0kg and with 'Drentex' protection, thermal INSULATION, carried up in situ of, polyurethane foam of 3cm and 35kg/cm² and INTERIOR PARTITION of partition tile. In non-habitable spaces only reinforced concrete wall. Technical parameters for a correct waterproofing, a structural solution and a proper thermal insulation in order to fulfill the conditions of energy demand limitation.
- EXTERIOR CARPENTRY Aluminium. TECHNAL brand, 'SOMBRA' GREY 7022 colour, GALNE GTI or SOLEAY models GY55 series for the LIFT-AND-SLIDE and FY55 series for tilt-and-turn carpentries or fixed carpentries. Double glazing CLIMALIT 6+6/12/4+4 with thermal insulation protection by low emission PLANITHERM 4S colourless glass in main rooms (lounge and bedrooms) or with south orientation. Compliance of the energy demand limitation, sound insulation and the CTE DB-SUA requirements.
- INTERIOR DIVISIONS of the dwelling with thick partition of hollow brick of 7cm thick, in wet rooms of 9 cm thick, the walls that separate the storage room 2 from the rest of the building will be made of solid perforated brick of ½ foot thick. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.

- INTERIOR CARPENTRY. Interior passage 3 m HIGH doors lacquered wooden off-white colour, frames of solid wood. Wardrobes completely finished, inside lined, with floor-to-ceiling doors, embedded handles. Security stylish access door to dwelling, crystal and solid wood.
- GROUND FLOOR AND BASEMENT and EXTERIOR FLOORING of natural stone CUARCITA GREY large size 90*60. CAR entrance of cobblestone SQUARE PORTUGUESE WHITE type. WOODEN STAIRCASE STEPS AND INTERIOR FLOORING in FIRST FLOOR of FLOATING 2 layers WOOD FLOOR, model 'blanca harmony', planed, matt varnish. POOL DECK of composite decking reliable model, grey colour. All materials with durability and slipperiness treatments according to standards.
- INTERIOR WALLS finished with 'REVETON' or 'TKROM' PAINT plastic smooth off-white colour over PERLITE FINISH in all rooms, except in wet rooms where there will be TILING on mortar rough render, of ceramic tiles or of natural stone depending on its position. EXTERNAL cladding of the building will be Portland grout ROUGH RENDERED painted with 'REVETON' or 'TKROM' brand. . Some areas or walls are Casares Stone or covered with it.
- In bathrooms only showers floor-ceiling are TILED with NATURAL STONE. WHITE NEBULA MARBLE BLANCO in master bathroom. Showers at floor level with hidden gutter and fixed embedded floor-ceiling SCREENS.
- TOILETS. Wall-mounted DURAVIT BRAND, DURASTYLE MODEL, brick-wall construction toilet tanks with the possibility of installing the DUOFRESH system in those that are ventilated, and with DUOFRESH in those not ventilated. The master bathroom toilet includes in addition the SENSOWASH washing system. Seats with SoftClose system. GEBERIT SIGMA 40 FLUSH PLATES. Soundproof toilet bowl and bidet.
- TWIN WASHBASINS and vanity top of marble in master bathroom, and vanity cabinet of wood with drawers and doors with push opening system. Rest of bathrooms one DURAVIT Durastyle 60x35,5cm ceramic washbasin integrated in vanity tops. Marble washbasin in guest bath.
- FAUCETS TO WALL OR ON VANITY TOPS stylish, Calamita Systems brand, Cool model.
- AIR CIRCULATION SYSTEMS and FORCED EXTRATION that guarantee the air renewal.
- SOLAR ENERGY to cover part of the domestic hot water demand.
- UNDERFLOOR HEATING by water fed with a heat pump. Daikin brand in ground and first floor. In bathrooms electric underfloor heating. Temperature control in each room.
- AIR CONDITIONING SYSTEM hot/cold by fan coils and external cooler. Daikin brand. Temperature control in each room.

- Indoor LIGHTING. Basic with halogen, plus points of light for lamps. Outdoor lighting with flood lights in gardens. And recessed floor spotlights. Swimming pool and entrance pond lighting.
- HOME AUTOMATION. On/off for lights and air circulation with remote control.
- TECHNICAL ALARMS installation: Fire and flood. **Intrusion alarm preinstallation, which has to be contracted to an authorized company.**
- TELECOMMUNICATIONS. Radio, television y telephony in all rooms.
- WI-FI in the entire house.
- AUDIO SYSTEM PREINSTALLATION by SONOS.
- ENTRY PHONE.
- FIRE PROTECTION according to the CTE DB-SI 4 stipulation.
- PLUMBING INSTALLATION. Potable water with the appropriate pressure and flow to all the wet rooms of the building depending on the starting parameters to be provided by the municipality potable water supplying company.
- WATER EVACUATION faecal and rainwater separated.
- 3 SIDES INFINITY EDGE POOL illuminated and with heating pre installation.
- KITCHEN. The dwelling is delivered with no-furnished kitchen. **It is a possible extra to contract**
- BASEMENT. **The area marked in the sales plan is delivered in rough.** The finished area will have the same qualities as the rest of the house. The rest of the basement can be made according to buyers' needs as an extra.
- LAUNDRY ROOM **not furnished.** Possible extra to contract.
- BOILER ROOM tiled with ceramic tiles, with pressure pump, pool filter pump, water descaler, etc.
- GARDEN finished, with lighting programmer and automatic watering. Vegetable garden with aromatic herbs close to the kitchen.
- PARKING SPACES above-ground. **Enclosure of the parking area is an extra to contract.**

- PLOT ENCLOSURE to urbanization with stone walls and COR-TEN steel plates. Gate automation for car entrance plus PEDESTRIAN gate. West side ENCLOSURE with rendered and painted brick and galvanized chain link fence. REST OF THE PLOT with con chain link fence.
- SOLARIUM FURNISHED with SOFA, Morgan Outdoor model in white lacquered aluminum, two-piece set + side tables 460 x 90 cm, NAUTICA SILVERTEX upholstered. White lacquered Aluminum FIRE PIT TABLE 120 x 40 cm with Bioethanol central burner and removable perimeter security glass. DECORATIVE JARDINIÈRES with automatic watering.
- Glazed ATRIUM with HUNDREDS YEARS OLD OLIVE TREE.
- INDOOR PATIO for BASEMENT illumination and air circulation, decorated with a VERTICAL GARDEN.

POSSIBLE EXTRAS TO CONTRACT:

- Kitchen furnishing.
- Elevator.
- DUOFRESH system in toilets.
- More complex Home automation.
- Installation of SONOS system.
- Basement completely finished according to buyers' needs, including the installations.
- Home Cinema.
- Laundry room furnishing.
- Wine cellar furnishing.
- Parking place enclosure.
- Heating of swimming pool.
- Pergola with additional platform by the swimming pool.
- Decoration and furnishing of the dwelling.