

## **Quality specifications | Single family home | Plot 1.24**

- **STONE / CONCRETE WALLS** to establish the dwellings and the garden areas platforms.
- **FOUNDATION** of the dwelling by reinforced concrete slab. The swimming pool foundation by strip footing on concrete pits until obtaining a resistant layer.
- **MIXED BEARING STRUCTURE** with reinforced concrete pillars and laminated steel girders. Flat grid slabs, lightened by concrete blocks and reinforced concrete slabs.
- **ROOFING:** inverted flat non trafficable roof with a finish of gravel depending on use. **WATERPROOFING** by asphalt felt of 4.8 kg and by double layer asphalt drip caps reinforcement. **INSULATION** by polyurethane foam injected in situ. Compliance of the conditions of protection against humidity, acoustic regulations and energy demand limitation. Rainwater harvesting assured.
- **FACADES:** made up of **EXTERIOR LEAF** of solid perforated brick half foot thick, and on the inside of mortar cement, **INSULATION** made up of injected polyurethane foam of 40 mm thick and a density of 35 kg/m<sup>3</sup>, air chamber and **INTERIOR LEAF** of double hollow brick partition. 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 on 3.0 kg and with 'Drentex' protection. 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, **RAL GREY** colour, **GALNE GTI** or **SOLEY** models **FY55** series for tiltandturn 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 or with a more exposed orientation. Compliance with the energy demand limitation, sound insulation and the **CTE DBSUA** requirements.
- **INTERIOR DIVISIONS** of the dwelling with thick partition of hollow brick of 7cm thick, in wet rooms of 9cm thick. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.
- **INTERIOR CARPENTRY.** Lacquered passage doors of wood, offwhite colour, solid wood frames. Hidden hinges and 1st quality stainless steel handles. Completely finished closets, upholstered from the inside, with similar doors to the passage doors, with built-in handles. Dwelling entrance door with Security.
- **INTERIOR AND EXTERIOR FLOORING** of natural stone with rubbed/sanded finish (the exterior) in beige colour, longitudinal variable formats defined by **DF**. Vehicle entrance to be defined by **D.F**. All materials have durability and slipperiness treatments according to regulations.
- **FIRST FLOOR INTERIOR FLOORING** of natural multilayer wooden parquet, 20-30-40cm wide.
- **EXTERIOR FLOORING IN POOL AREA**, chill out and sunbeds area, as the first floor master's bedroom terrace exterior flooring, of synthetic wood, 'Timbertech' type, colour to be defined, placed on battens.

- INTERIOR WALLS finished, by REVETON O TKROM PAINT, offwhite colour, on PERLITE PLASTER in all rooms, except in the wet rooms on which STONE SIDING on mortar will be applied, depending on their location.
- MACHINE ROOM tiled from floor to ceiling with 15x15 tile, offwhite colour.
- BATHROOMS of veneer in showers from floor to ceiling, with CREMA marble, according DF design to be defined the rest of the parameters, either perlite or marble. Showers with bathroom flooring level, hidden drain through hidden water channel, built-in and fixed from the floor to the ceiling shower screen.
- EXTERIOR PANELING of the dwelling, will be FILLED WITH MORTAR, Portland cement, REVENTON O TKROM paint. In some areas or walls stone will be applied to define masonry.
- SANITARY suspended and built-in cisterns for toilets. The toilet in the master bath includes washing system and DUOFRESH system.
- Marble DOUBLE SINK in the master bathroom, bathroom countertop to be defined. DF DESIGN marble sink, for guest's toilet. Other bathrooms; ceramic sinks integrated into the countertops.
- WALL TAPS OR TAPS ON COUNTERTOPS, Calamita Systems brand, model to be defined.
- VENTILATION SYSTEM to ensure air renewal.
- SOLAR ENERGY to cover part of the hot water demand of the dwelling.
- WATER UNDERFLOOR HEATING SYSTEMS with heating pump. Daikin brand on ground and first floor. Electric floor heating in bathrooms. Temperature control in each room.
- AIRCONDITIONING hot/cool by fan coils and external cooling. Daikin brand. Lineal diffusing grilles. Temperature control in each room with unified air zone thermostat.
- RESIDENTIAL interior basic LIGHTING with LED lights. Residential exterior lighting with LED projectors, skewer type in the garden and built-in in the flooring. LED lighting in the interior of the pool.
- TECHNICAL ALARM installation. Fire and flood. Intrusion alarm preinstallation, which has to be contracted to an authorized company.
- TELECOMMUNICATIONS. Radio, television and telephony in each room.
- WIFI in the entire house.
- AUDIO SYSTEM INSTALLATION by SONOS.
- AUDIOVIDEO ENTRY SYSTEM with colour monitor.
- FIRE PROTECTION according to the CTEDBSI 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 rainwaters separated.
- INFINITE EDGE POOL illuminated and with heat preinstallation.

- LINEAR POND IN DWELLING ACCESS next to the Japanese garden, with CERAMIC COATING and INTERIOR LIGHTING
- PLOT ENCLOSURE to urbanisation with rendered and painted brick and iron walls. DF design. Automatic VEHICLES entry DOOR and pedestrian access DOOR to plot by FLAT GALVANIZED STEEL SHEET, TO BE PAINTED ACCORDING TO DF DESIGN
- PARKING AREA PERGOLA, DWELLING ACCESS, and SOUTH AREA PERGOLAS (dining room and ground floor bedroom) by reinforced concrete girders, finished.
- GARDEN finished, with lightening and automatic watering.
- PARKING SPACE above ground.
- MACHINE ROOM with pressure set, water softener, electric water heaters, etc.
- ADDITIONAL ROOM for pool filtration installation and watering pressure set, panels, programmers, etc. next to the pool.

#### **POSSIBLE EXTRAS 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.
- **PARKING SPACE ENCLOSURE** is a possible extra to contract. Elevator.
- **Home automation according buyers' needs.**
- **Home cinema.**
- **Wine cellar furnishing.**
- **Swimming pool heating.**

---

## **Surfaces**

Exclusive villa with contemporary architecture located in Capanes (Benahavis), next to the golf courses, on the Costa del Sol. The project is designed on a plot of 1413.41 m<sup>2</sup> with a total of 596.88 m<sup>2</sup> built plus terraces and porches.

## **Project:**

**Plot:** 1.413,41 m2

**Ground Floor:** 163,90 m2

**First Floor:** 135,58 m2

**Basement:** 254,80 m2

**Terrace:** 29,80 m2

**Porch:** 42,60 m2

## **Nearby Golf Courses:**

- Atalaya Golf & Country Club
- Flamingos Golf Club
- Club de Golf La Zagaleta
- La Alquería Golf
- Golf Capanes
- Monte Mayor Golf Club
- Club de Golf El Higueral
- Los Arqueros Golf & Country Club
- La Quinta Golf & Country Club
- Alferini Golf Club
- El Higueral Golf
- El Paraiso Golf

**Price:** 3.150.000 €

---

## **Method of Payment:**

To be agreed with the client.

---

**Payments on account guaranteed by Bank Guarantee or by an Insurance Surety Bond**

---