

## Construction features

### FOUNDATIONS AND STRUCTURE

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

### EXTERIOR BRICKWORK AND FACADE

- Facade formed by an enclosure consisting of a double layer of hollow brick (11 cm thick) taken with mortar 1: 6 cement and sand, on the inside 1.5 cm thick, air chamber.
- Rockwool Insulation 120 mm; Isover Acustilaine E -50. Clad in plasterboard on interior brick.
- Internal Walls: Finished with brick and covered with plaster.
- Exterior painted with white plastic paint in smooth finish.
- Dry stone wall from parking through the villa towards the terrace.
- Brick with plaster finish

### INTERIOR AND EXTERIOR FLOORING

#### Interior:

- Ceramics (Newport Gray) from Porcelanosa 80x80 cm, according to interior design project by Geosem.
- 7 cm skirtings integrated into the walls.

#### Exterior:

- Ceramics (Newport Gray) 80x80 cm.

### INTERIOR AND EXTERIOR LIGHTNING

#### Interior:

- LED type lights, ceiling spotlights, switches in white or integrated with background color throughout and plugs according to standard regulations.

#### Exterior:

- LED type lights, Downlights and uplights throughout that blends in discretely on terraces and garden area.

### BATHROOM FINISHES

- Top of the range ceramics (Newport Gray) and Krion\* from Porcelanosa.
- Bathroom furniture according to interior design project by Geosem.
- Mirrors floating 10mm from the wall.

### TAPS AND MIXERS

- Hans Grohe taps and mixers in bathrooms and kitchen throughout.

### EXTERIOR CARPENTRY

- Schüco Aluminium Antracite grey aluminium color with thermal break, floor recessed in living room, bedrooms and kitchen.
- 2.7 meter high doors through out the villa.

### GLASS

- Double glazing with air chamber according to Technical Building Code.
- Shower screens in bathrooms.

### Underbuild

- Utility room with washing machine and tumble dryer

### INTERIOR CARPENTRY

#### Kitchen:

- Fitted with base and wall units, equipped with a complete set of white goods from Miele (induction cooktop, integrated extractor from worktop, fridge and freezer, oven, microwave oven, coffee machine and dishwashing machine).
- Kitchen furniture units solid wood, style Dark Canaletto Walnut from Aran Italian Cucine. cabinets with interior LED lighting.
- Worktop: Habana Classic Grey Natural Stone.
- Single sink 45x45 cm in stainless steel.
- Wine-fridge integrated in island.

#### Doors:

- Interior doors nished in smooth , glossy white lacquered . Height 2.30 m
- Crank from Hoppe in Stainless steel.

#### Wardrobes:

- From Aran Italian Cucine open wardrobes in Bedroom 1 walk-in closet in Dark Canaletto Walnut finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions, with interior LED lighting. Bedrooms 2, 3 and 4 with sliding doors.

### HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Electric underfloor heating in bathrooms.
- Pre-installation for underfloor heating throughout.
- Air renewal system with heat recovery.

### EXTERIOR

#### Pool:

- 48 m<sup>2</sup> water pool.
- 10 m<sup>2</sup> beach area.
- Chlorine cleaning system or similar.
- Pre-installed heating pump for swimming pool.

#### Garden:

- Landscaping finish with watering system and lightning.

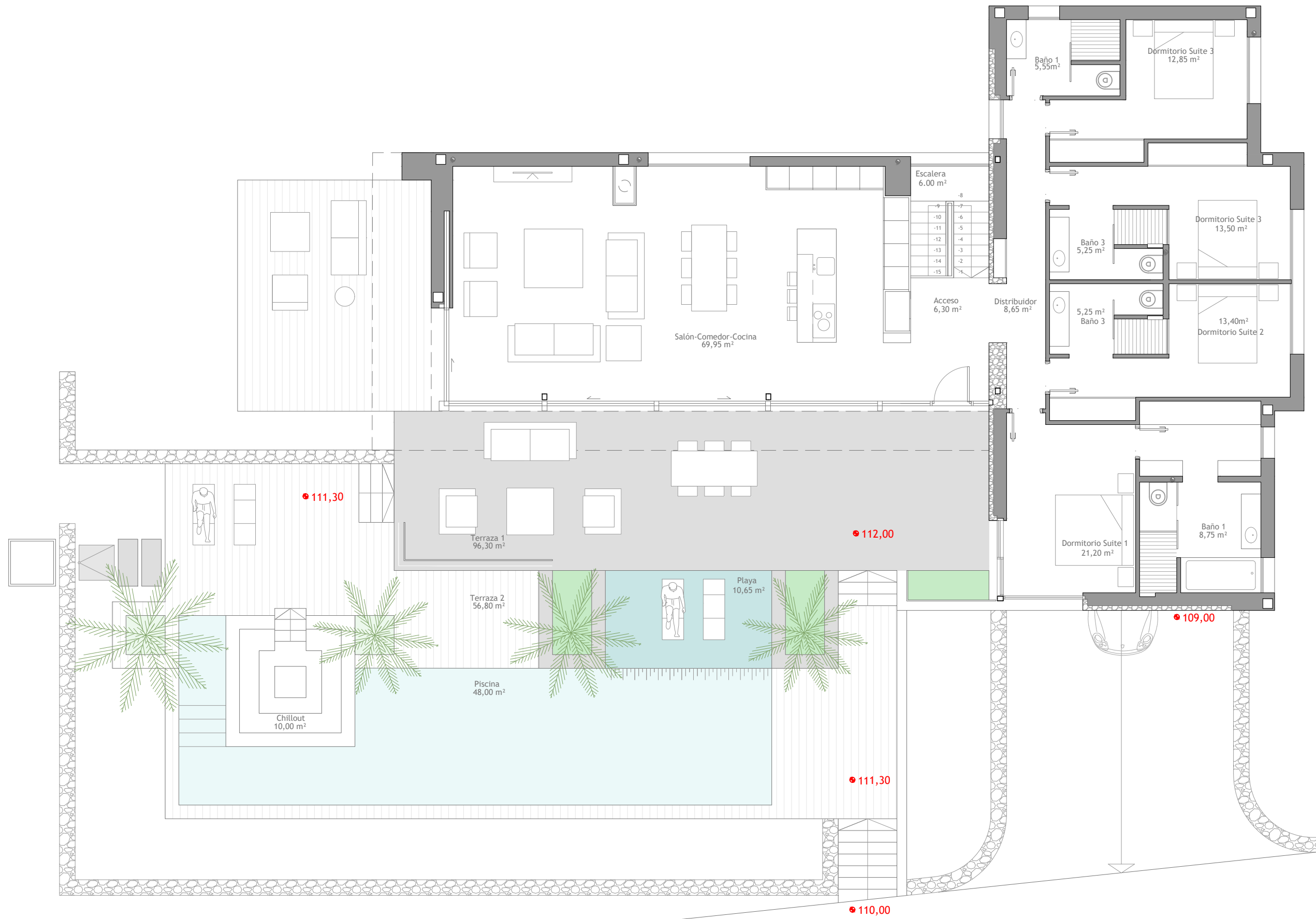
#### Fence:

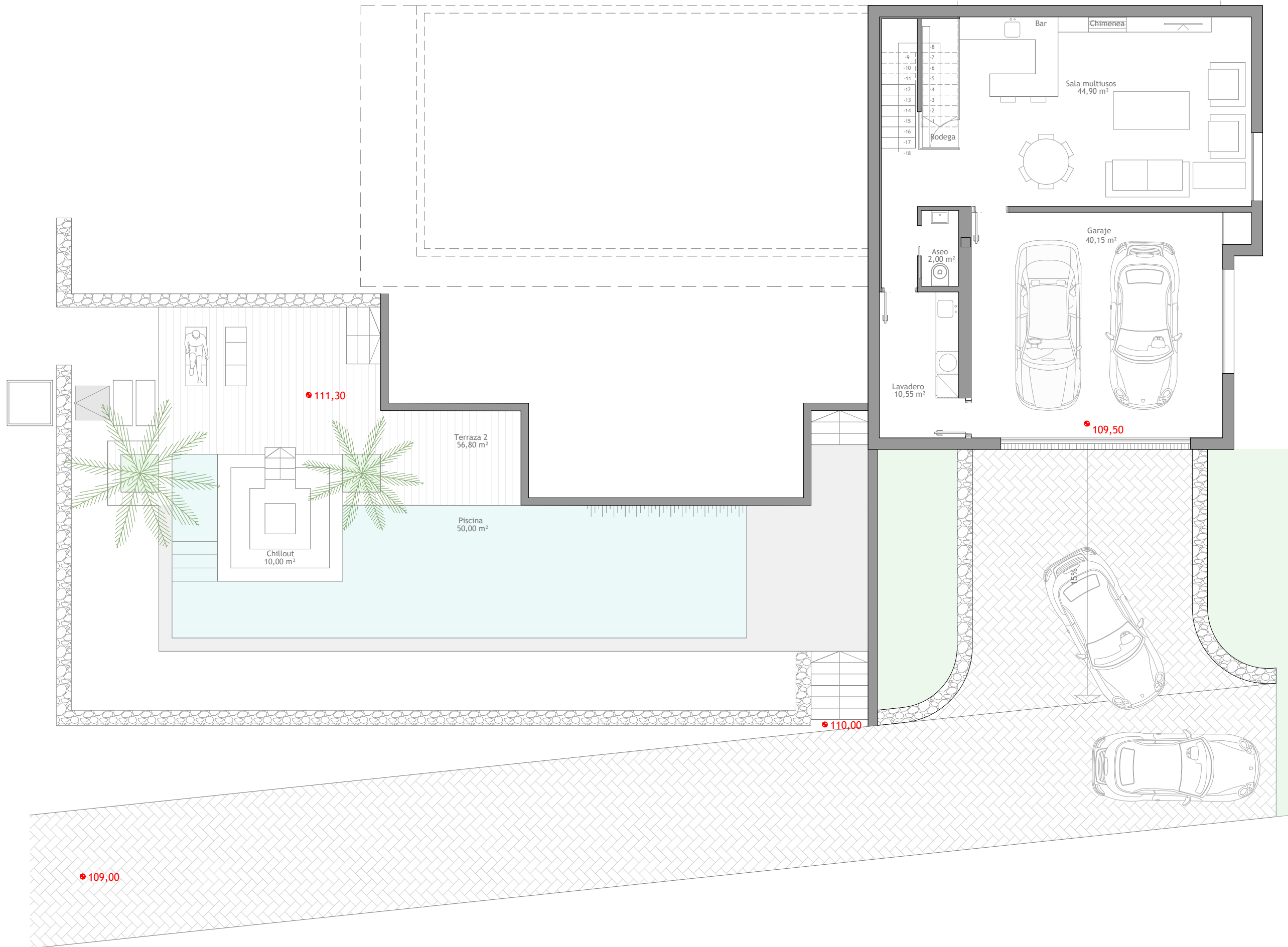
- Main fence, masonry wall.
- Dividing walls: Plastic wire mesh in green colour with interior hedge.
- Motorized car gate on main facade.

### SPECIAL INSTALLATIONS AND DETAILS

- Osmosis water filter system in kitchen with Quooker from Hans Grohe.
- Water softening sustem throughout from Calmat or similar.
- Motorized interior blinds.
- Chill-out area integrated in swimming pool.
- Floating steps between terrace 1 and 2 with integrated LED lights
- Synthetic wood on terrace 2.
- Wine room in underbuild underneath staircase
- Bar area in multi-usage room according to design project.

Materials and brands may be changed due to technical decisions.





ELEMENTO PRIVATIVO 18 1.403'51 m <sup>2</sup>	
VIVIENDA	210,48m <sup>2</sup>
TERRAZAS	149,22 m <sup>2</sup>
PISCINA	47,98 m <sup>2</sup>
SEMISÓTANO	117,88 m <sup>2</sup>

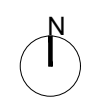


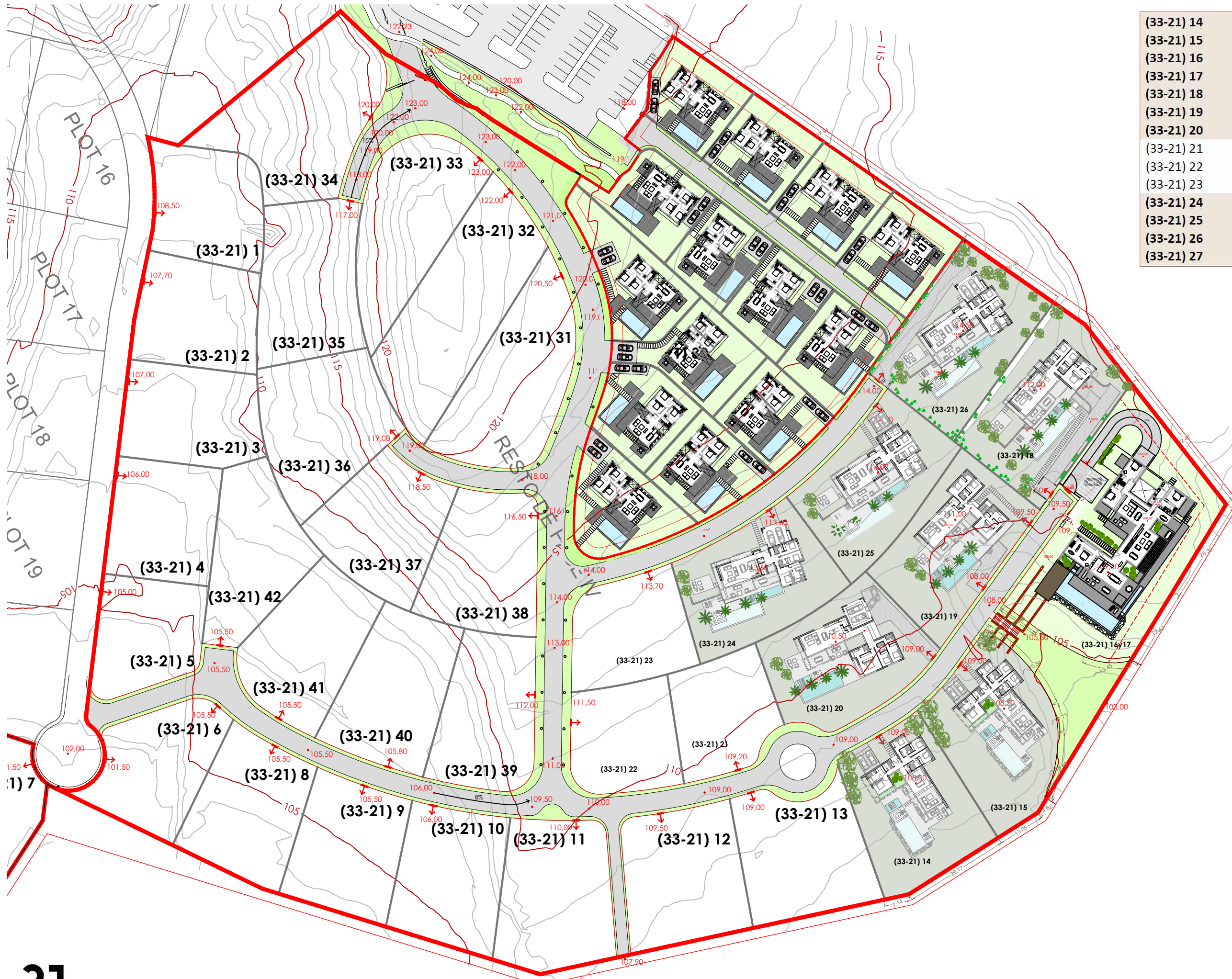
PARCELA 18

E 1/200

CONJUNTO INMOBILIARIO "AUR-F"

FASE IV





(33-21) 14	1290,50	240
(33-21) 15	1308,69	240
(33-21) 16	1159,13	240
(33-21) 17	1292,62	240
(33-21) 18	1403,51	210
(33-21) 19	1259,86	225
(33-21) 20	1299,88	215
(33-21) 21	832,14	210
(33-21) 22	849,90	210
(33-21) 23	907,59	210
(33-21) 24	1254,70	215
(33-21) 25	1248,19	215
(33-21) 26	1404,58	200
(33-21) 27	6039,66	1450

