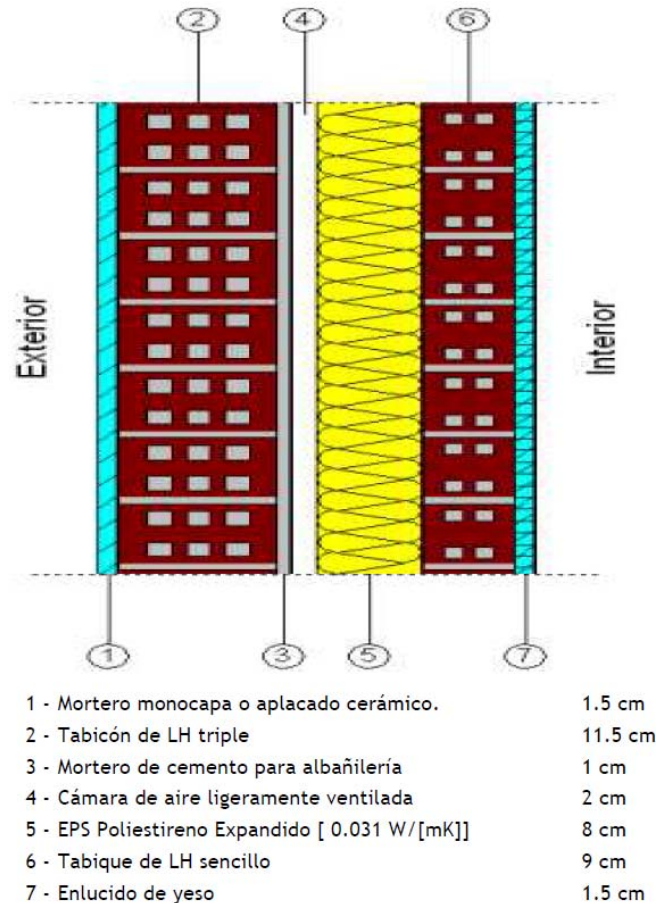


Quality specifications

- **Structure:** The load bearing structure and frame is made of re-inforced concrete with one way girders, as is specified in the project.
- **Exterior Walls and Façade:** Walls are composed of ceramic brick with air chamber and high density styrofoam. The outer wall is also of ceramic brick with air chamber with ceramic tile cladding with a wood like aspect and white single coat mortar with 15mm thickness, waterproof and in white made up of cement and synthetic resins and mineral components.



Internal walls made of lhd of 9cm so to be able to finish in plaster or tiling if in wet areas. False plaster ceiling in kitchen, bathrooms and other rooms.

- **Insulation:** Thermal and acoustic according to current build code made up of a layer of 8cm of expanded styrofoam with a heat conductivity of 0,031 W/[mK]. The dwelling amply complies with the energy certification required.

- **Roofing:** In the case of solarium, this will be walkable with ceramic tiles, waterproofed with thermal insulation made up of mineral wool and anti-impact laminate to guarantee



- **Bathrooms y master bedroom:** Top of the range porcelain tiles.
- **Exterior paving:** The paving of the house will be top of the range "porcelánico" tiles with a wood pattern finish and the skirting tiling will be of the same type. Terraces and solarium: The tiling will be the same as the inside of the property but with a non-slip finish with water and light points.



- **Exterior carpentry and Glass:**

Frames in extrusionated aluminium in an anthracite colour finish. Double glazing with air compartment with smart glazing (thermal gas compartment / low emission, solar filter). The aluminium exterior carpentry guarantees the compliance with current Technical Building Code, specifically with regards to the Basic Document of Energy Reduction and Protection against Sound, raising the level of comfort throughout the property. Electric blinds in day and night areas and security glass barriers on terraces.



- **Kitchen units:** *Kitchen units in sustainable materials that include sink in stainless steel and "silestone" or similar worktop. Extractor fan is included.*



- **Bathroom fittings:** Modern bathroom design with an eye for detail. The fittings ROCA brand or similar bathroom fittings in white, shower tray similar to floor tiles and cabinet or glass separation. Includes vanity unit in lacquered wood or similar and bathroom mirror. Suspended toilet with soft closing seat.



- **Interior Carpentry:** Security main door for the property in same colour as exterior carpentry. The inside doors are in wood. Fitted wardrobes finished in white and fitted with shelves and hangers.



- **Faucets:** Single handle taps with water efficiency mechanism. Roca or similar.



- **Interior lighting:** LED lighting throughout the house. Dining table light is not included.
- **Paint:** Smooth finish in neutral colours with wallpaper/ceramic details in bedroom and other areas.
- **Underfloor heating:** Underfloor heating in bathrooms with thermostat.



- **Domestic Hot Water:** Installation of solar panels for the production of domestic hot water backed up by a 110 litre hot water heater with Nuos – Aerothermia.



- **Exterior lighting:** Light fittings with LEDs
- **Electricity and telecommunications:** Dwelling with sockets throughout and telecommunication points according to Electrotechnic Regulation of low tensión, as well as interpone for plot access. Also installed are all communication points, data, telephone and TV/ FM in living room and bedrooms

- **Outside wall** / in white block stone with aluminium lacquered gate.



- **Garden:** Totally landscaped in Mediterranean style and automated irrigation system with terrace.
- **Optional Pool:** / Mediterranean style pool with white ceramic tiles and 18m2-21m2 surface area.



***NOTE:** Quesada Medhouses S.L. reserves the right to make any appropriate modifications to the specifications offered and layouts, only if there are legal obligations to do so or due to technical reasons but always maintaining the same quality specification level or to improve the property that is defined in this specification list.*

Optional

Pool 6x3: 12.900 € / 7x3: 14.500 €

Underbuild 65m2 (Basic): 39.500 €

Complete Underbuild 65m2 (complete): 54.900 €

- Basic Underbuild includes: Ramp, garage door, access to back terrace, light and water points. The garage door is manual. The floor is finished in buffed concrete.
- Complete underbuild includes: The same as the above with living areas finished the same as the dwelling with bathroom.



*All images are of a commercial nature and have no contractual value