

# MONTEMAR

## Quality description

### **STRUCTURE**

Concrete foundation base slab, using special marine concrete.  
Structure with reinforced concrete complying with the CTE regulation.  
Concrete perimeter foundation to erect boundary walls.  
Concrete for paved/tiled garden area (as detail drawings).  
Concrete decorative finishes (as detailed drawings).

### **FACADE:**

External double cavity walls using ceramic bricks, with cavity walls.  
Cavity walls with thermal / acoustic insulation, As per current building regulations (CTE).  
Facade as per 3D designs attached to the contract of sale.

### **FLOOR AND WALL TILING:**

Tiles inside the property will be of modern style, top quality size 60x60.  
Paved outdoor areas with top quality tiles.  
Bathrooms and kitchen tiled to first 1st grade in a modern style.



### **PAINTING:**

Smooth paint finish, in white mat finish.

### **INTERIOR CARPENTRY**

Main entrance door to the property will be a security anthracite color door of aluminum paneling.

Interior joinery finished in white with chrome or black fittings and handles, Fitted folding wardrobes, with drawers and white exterior finish.



**EXTERIOR CARPENTRY: Aluminum**

Bedroom windows and sliding doors in aluminium with electric shutters in the same colour in bedrooms.

**GLASS:**

On all windows and sliding doors, double glass with camera.  
All glasses will be solar control.

**KITCHEN:**

Kitchen units will be as per plans and 3d images.  
Worktops will be from Silestone or similar material.

**PLUMBING AND SANITARY WARE:**

All plumbing with PPR pipes insulated and PVC drains.  
Sanitary ware of modern design with matching taps.  
Bathroom cabinets and sink will be installed suspended in both bathrooms.  
Shower tray with glass partition included.

**ELECTRICITY:**

Mechanisms and switches in chrome or white finish.  
Wiring for installation in all rooms of the property.  
Installing TV antenna in living room and all bedrooms.  
Pre-installation for telecommunications and fibre connections.  
Installation to meet current telecommunications regulation.  
Points for indoor and outdoor lighting according to regulations.

**INSULATION:**

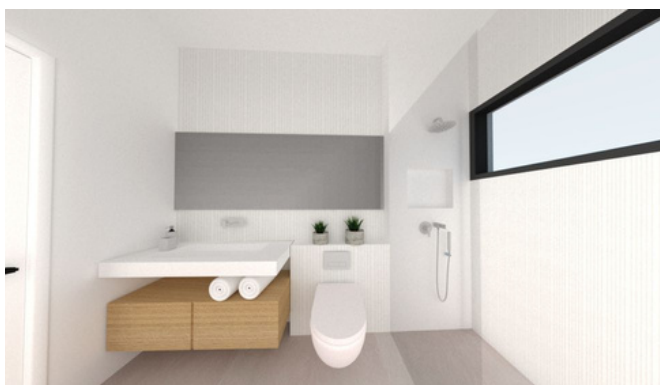
Thermal insulation as per current building regulations.  
Sound insulation as per current building regulations.

**CLIMATIZACION:**

Pre-installation with duct vents including expulsion, white colour.

**EXTERIOR WALLS AND FENCES:**

The plots of the houses will be divided among themselves through a wall 40 cm and installation of a simple twist fence in green color with posts and finished with an artificial 1.50 m high stapled to a simple twist fence.  
Facade fence 1.00 m of blind wall and placement of 0.7 m fence of galvanized sheet folded with metal posts in brown color.



Galvanized entrance gate to the garden.  
Galvanized sliding door for the parking area.

- Orientative images of kitchen and bathroom

**GARDEN AND COMMON AREA:**

Private pool of approximately 20 square meters, including walls and chlorine purification system.

Interior streets with cobblestone and lighting according to project.

**APPLIANCES:**

Aero thermal system for hot water.

Are include all the whites' good of the kitchen from TEKA or similar: fridge, dishwasher, extractor, vitroceramique, oven, microwave and whasing machine.

We include halogen LED inside the house, kitchen, livingroom, bedrooms and bathrooms.

Heated floor bathroom

**NOTE:** The owners or management reserve the right of materials and qualities. to make any changes on this list

The images are indicative, subject to possible modifications.

