

**MOLINO BEACH
LO PAGÁN, MURCIA**

QUALITY LIST

FOUNDATIONS, STRUCTURE, FAÇADE AND PARTITIONS

- Reinforced concrete foundation and structure. In compliance with CTE (Spanish Technical Building Code).
- Façade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.
- Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface on both sides.
- Facade made combining a monolayer mortar and thin plaster, painted with plastic paint and ceramic stoneware.

SOLARIUM

- Solarium with flat walk-on roof with extruded polystyrene thermal insulation. Waterproofing with asphalt fabric, finished with ceramic tiles. Exterior staircase access.
- Pre-installation for kitchen.

FLOORING AND TILING

- Porcelain flooring inside the house, garden and terrace. Bathrooms and kitchen tiled with combined stoneware tiles.

OUTDOOR - INDOOR CARPENTRY AND LOCKS

- PVC outdoor carpentry, with hermetic sliding doors, motorized blinds in lounge and master bedroom, thermal aluminium shutters in the rest of windows. Double laminated glass with thermal bridge break.
- Garden gate doors with thermocoated metal profiles, design according to management.
- Interior wooden doors. Design according to management.
- Built-in wardrobes in all bedrooms. Interior lining of wardrobes, with drawers, shelves and coat rack.

PLUMBING, SANITARY WARE AND SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms. Modern design furniture with porcelain sinks and mirrors. Rainfall shower column.
- Anti-slip shower tray in both bathrooms.
- Aerothermal domestic hot water system.
- Shower screen with transparent safety glass in both bathrooms.
- Outdoor tap in the garden and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project. Pre-installation for optical fibre connection. White *Simon 82* mechanisms or similar ones.
- TV points in all bedrooms, garden and solarium. Intercom.
- Interior lighting in kitchen, living room, hallway and bathrooms with led spotlights. Façade wall lights. Wall integrated led spotlights at the garden and solarium.
- Pre-installation of photovoltaic solar panels.
- Pre-installation of ducted air conditioning per floor.

HEATING AND AIR CONDITIONING

- Conducts pre-installation of air conditioning per floor.

POOL AND GARDEN

- Reinforced concrete pool. Stainless steel shower included, sprayed concrete vessel and reinforcement and walls and floor cladding with tiles. Complete water treatment equipment. Led lights.
- Parking area per property.

DECORATION AND PAINTING

- Walls and ceilings 'smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with laminated gypsum boards and decorative vinyl.

KITCHEN

- White gloss doors. Shock absorber hinges with *Blum Motion* system and metal handles. Synthetic marble worktop or similar.
- *Balay* electrical appliances are included (ceramic hob, oven and microwave on top, extractor fan, integrated fridge and dishwasher, and washing-machine).

- All the descriptions, measures, specifications, in brief, the entire content of this brochure is subject to variations and modifications by the Legislation, Public Bodies and other Administrations, as well as by the interest of Rodrigo Homes, who may therefore substitute them by similar or better quality ones.