



## **EL VILLAGE DEL GOLF**

### **BUILDING SPECIFICATIONS**

#### **Construction**

Foundations: reinforced insulated concrete foundation made up of continuous concrete blocks.

Structure: supporting walls constructed of brick, pillars constructed of reinforced concrete, floors constructed of one-way concrete beams and long, hollow concrete bricks. Suspended floors constructed of prestressed beams and long, hollow concrete bricks.

Exterior cladding: 15cm cavity brick walls and 10cm partition.

Pitched roof: ceramic tiles laid over slanted roof slabs.

Flat roof: impermeabilized cellular concrete, mortar and tiles

Horizontal insulation: a 50mm layer of polyurethane foam will be applied to pitched roofs. On flat roofs, a 60mm layer of extruded polystyrene will be applied.

Interior walls: traditional ceramic 7cm-brick partition walls finished with projected screeded plaster.

Outside: rendered with mortar painted with silicate paint.

#### **Floorings and Coverings**

General flooring: the general interior flooring of the property will be in glazed extruded earthenware tiles made by Porcelanosa, Venis or a similar make, with a skirting board of the same material.

Porch and terraces: slip-resistant extruded earthenware tiles.

Bathrooms: earthenware floor made by Porcelanosa, Venis or similar. The laundry room will be tiled.

Kitchen: same flooring as for rest of the property. Worktop made of 20mm thick silestone with 12mm thick silestone on the walls under the cupboards. Rest of the kitchen painted.

Paint: walls and ceilings will be painted with top-quality acrylic paint in either a pastel colour or white, with the same colour being applied to both the ceiling and the walls.



## **Carpentry and Windows**

Exterior: coloured, lacquered aluminium, with lacquered aluminium handles. Windows will be double glazed 4-12-4.

Front door: varnished solid Niangon wood, made up of horizontal sections arranged in the same style as the porch.

Shutters: rollable, aluminium shutters, manually-operated except in the master bedroom which will be motorized. Louvered shutters in the living room-dining room.

Interior carpentry: varnished striped oak or similar.

Cupboard doors will be plain lacquered in a colour to be decided. The insides of the wardrobe will be lined with melamine panels and equipped with a shelf and hanging bar.

## **Installations**

Electricity: independent circuits for lighting, sockets, kitchen appliances, alarm, air conditioning and exterior lighting.

Plumbing: reticulated polyurethane will be used. Separate hot and cold water stopcocks will be installed in all wet rooms.

Heating/air conditioning: climate control will be by means of an air conditioning/heating unit with pump and pipes.

Gas: Natural gas for hot water heating and kitchen hob.

Telephone: Telephone sockets will be installed in the bedrooms and living room.

TV aerial: TV aerial sockets will be installed in the bedrooms and living room. The aerial will be connected to the local network. Pre-installation will be undertaken for future satellite TV dish installation.

Alarm: an alarm system will be installed with three volumetric sensors and an interior digital central control box.

## **Bathrooms**

Bathroom fittings will be white vitrified porcelain made by Roca Meridian, or similar. The fittings in the main bathrooms and guest toilets will be wall-hung.

The kitchen worktop will be marble, silestone or wood. The baths will be cast iron enamel.

Taps will be single handle chrome made by Roca, Grohe, or similar.



## **Kitchen**

Units: the units will be wood-finished or varnished, made by XEY.

Worktop: will be 20mm silestone with upstand in a colour to match the kitchen units.

Electrical appliances: A gas hob, oven and extractor hood will be fitted, made by a brand of, at least, the quality of TEKA.

**These materials may be substituted for others of an equal or superior quality in accordance with the construction management authorities.**