



*Taking Luxury Living to New Heights*

## QUALITY SPECIFICATION LIST WITH PHOTOS

**VILLA N. 5 (CORIA)**

**VILLA N. 6 (ARANDA)**

**VILLA N. 7 (SARRIA)**

**VILLA N. 8 (CARPIO)**

***ALL WITH OPTIONAL ROOF TOP SOLARIUM***

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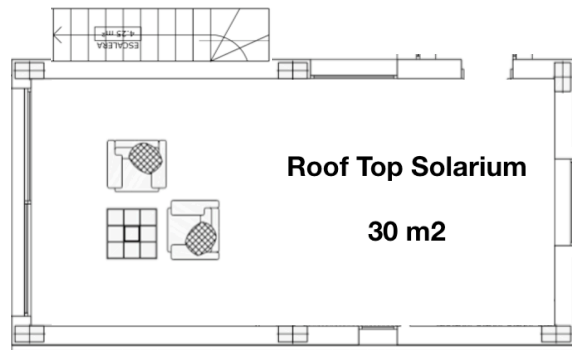
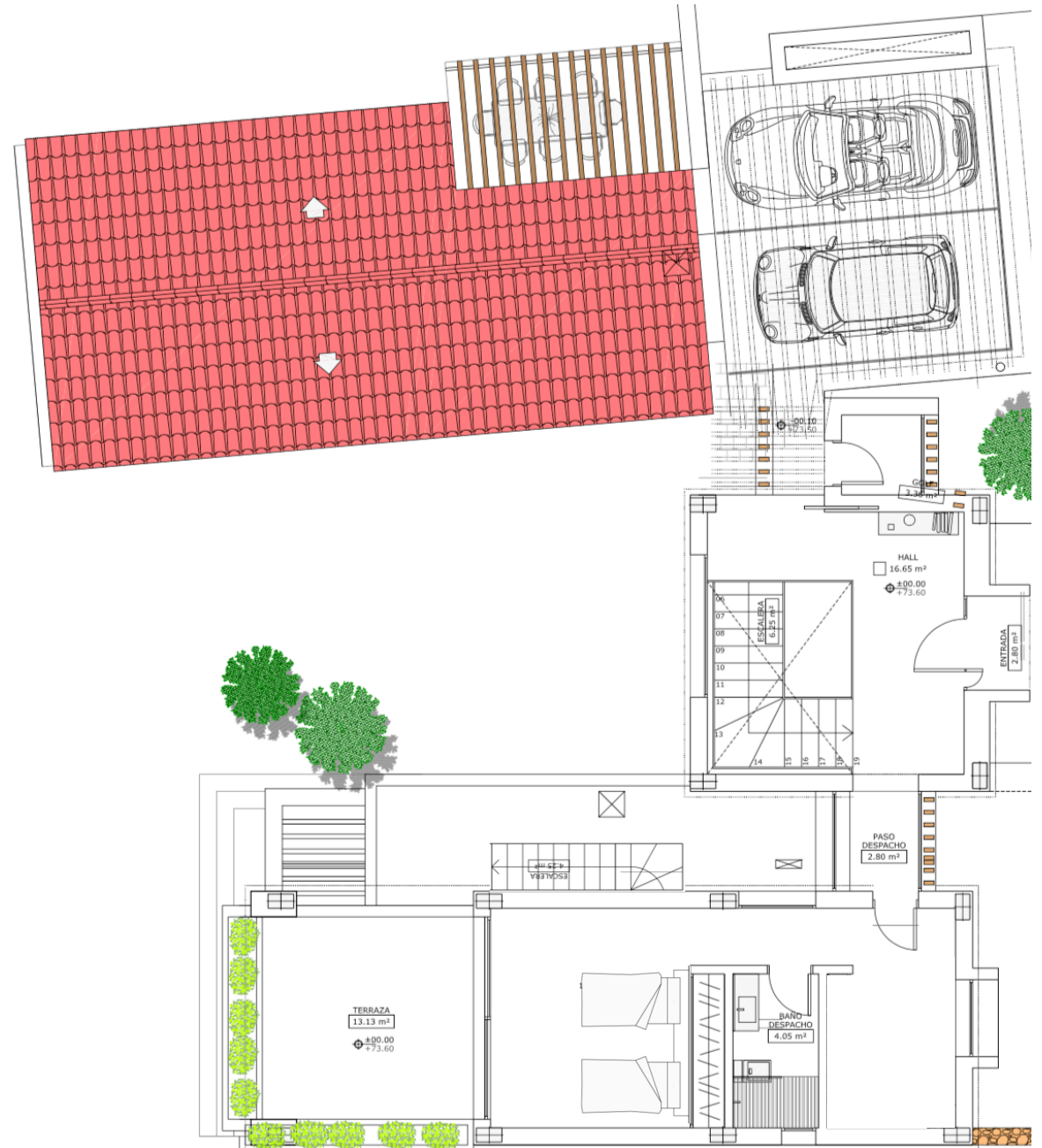
# PLANS - PLOT DISTRIBUTION



# PLANS - GROUND FLOOR



# PLANS - FIRST FLOOR & ROOF TOP SOLARIUM



## BUILT SIZES - TOTALS & FIRST FLOOR

LEVEL	Area - Net (m <sup>2</sup> )	Area - Built (m <sup>2</sup> )
TOTAL FIRST FLOOR (inc SOLARIUM)	96,50	114,13
TOTAL GROUND FLOOR	193,70	229,17
<b>GRAND TOTAL</b>	<b>290,20</b>	<b>343,30</b>

Room	Area - Net (m <sup>2</sup> )	Area - Built (m <sup>2</sup> )
Hall	12,05	
Stairs	5,60	
Bedroom Hall	2,45	
Dressing Room	8,60	
Bedroom 4	17,50	
Bathroom 4	4,05	
Golf	1,95	
<b>TOTAL ENCLOSED AREA</b>	<b>52,20</b>	<b>69,83</b>
ROOF TOP SOLARIUM	30,00	30,00
ENCLOSED TERRACE	14,30	14,30
<b>TOTAL FIRST FLOOR</b>	<b>96,50</b>	<b>114,13</b>

## BUILT SIZES - GROUND FLOOR

Room	Area - Net (m <sup>2</sup> )	Area - Built (m <sup>2</sup> )
Hall	17,85	
Stairs	3,20	
Stairs into Basement (or Storage)	4,25	
Living Room - Kitchen	52,05	
Toilet	1,60	
Bedrooms Hall	4,60	
Bedroom 2	14,40	
Bathroom 2	4,30	
Bedroom 3	13,75	
Bathroom 3	5,05	
Main Bedroom	22,90	
Main Bathroom	9,80	
<b>TOTAL ENCLOSED AREA</b>	<b>153,75</b>	<b>189,22</b>
OPEN TERRACE	8,95	8,95
ENCLOSED TERRACE	31,00	31,00
<b>TOTAL GROUND FLOOR</b>	<b>193,70</b>	<b>229,17</b>
SWIMMING POOL	51,75	

## QUALITY SPECIFICATIONS

*FOUNDATIONS, LOAD BEARING AND HORIZONTAL STRUCTURE in reinforced concrete pillars and solid slab.*

### *FACADES*

*Solid brick 1/2 foot thick on the exterior face, plastered interior and exterior, with cavity wall and projected polyurethane foam insulation.*

*Interior face consisting of traditional brick partition walls or dry partition walls with plastered coating.*

### *INTERIOR FLOORING*

*Ceramic Marazzi Sistem M Neutro or similar*

*Bathroom flooring in Newport Natural 33 x 100 tiles or similar*



*Interior flooring detail*



*Bathroom flooring detail*

## **TAPS**

*Hansgrohe Pura design Vida Mixer 200 or similar*



*Taps detail*

## **COATING**

*The exterior coating will be continuous and made from plastering with traditional water repellent cement.*

## **PLUMBING**

*Made with cross-linked polyethylene (PEX) and high-density polyethylene in exterior networks.*

## **SANITARY APPLIANCES & BATHROOMS**

*Sanitary appliances in Porcelanosa or similar.*



*Porcelanosa bath detail*

## **ELECTRICITY**

*High-End switches throughout or Niessen brand or similar.*

## **AIR CONDITIONING & HEATING**

*High-end air conditioning unit and underfloor heating in bathrooms.*



*Toilet detail*



### **TELEPHONE & TELEVISION INSTALLATIONS**

*Telephone points with RJ-45 outlets, Data points with RJ-45 outlets in lounge and main bedroom.*

*Distribution frames and external networks as per telecommunication infrastructure regulations.*

*Antenna for satellites or fibre-optics television installation, to be chosen by the client.*

### **VIDEO ENTRY PHONE**

*High-end brand, Tegui or similar.*

### **INTERIOR JOINERY**

*Walnut doors throughout the villa, door knobs in Groel or similar brand.*

### **WINDOWS AND EXTERIOR ELEMENTS**

*All the property's exterior joinery in lacquered aluminium anthracite colour, Strugal or similar brand.*



*Interior door detail*



## ***KITCHENS***

*High-End kitchens featuring walnut coloured storage and central island unit.*

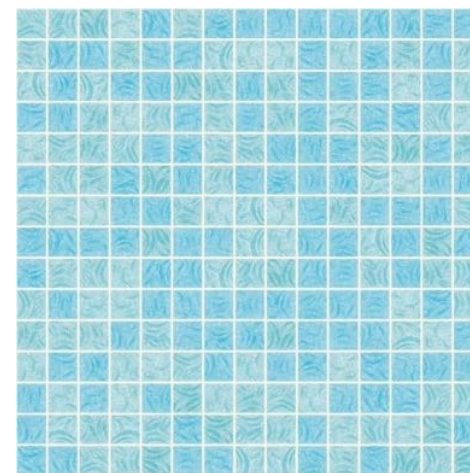
*Includes Siemens electrical appliances or similar brand.*

*Multifunction oven and steam oven, Induction hob, Fridge/ freezer and extractor fan.*

## ***SWIMMING POOL***

*Infinity pool finished with Coral Ezarri or similar brand.*

*Sunken fire-pit next to the swimming pool, with sea and golf views.*



*Pool mosaic detail*

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