

## **QUALITY SPECIFICATION**

### **Vasari Villas**

#### **- ALTOS DE PUENTE ROMANO -**

##### **FOUNDATIONS & STRUCTURE:**

*Made with reinforced concrete and suspended hollow block slabs.*

*Foundation and slab with reticular reinforced concrete.*

##### **ROOF:**

*Flat roof areas water proofed with bitumen felt and insulated with polystyrene layer.*

*Water proofed terraces with bitumen felt.*

*Water proofed basement walls with bitumen felt and draining sheet.*

##### **EXTERIOR WALLS:**

*Cavity walling of ceramic bricks, cavity of air insulated with foam polyurethane and Interior hollow of ceramic bricks.*

*Interior divisions of the Villa of ceramic bricks partitioning.*

*Ceramic brick partitioning on concrete block and foundation stones with ceramic brick board.*

*Roof aprons with drilled ceramic bricks of one feet thickness*

*Decoration with marble or wood according to elevation*

##### **FACINGS:**

###### **Exteriors:**

*Rendered with dam-proof cement mortar.*

###### **Interiors:**

*Smooth plastered with mouldings and perimeter beams with indirect lighting in bedrooms and living room.*

*Perimetral plaserwork 4 cms in bathrooms ceiling.*

##### **FLOORING AND STAIRS:**

*- Natural limestone "Palancar":*

*In 100x60x2 cm format used in living room, kitchen, hall, entrance porch and living room porch.*

*In 60X60x2 cm format used in the rest of the property, including porch, terraces and covered solarium*

*- Stairs leading interior with Natural limestone "Palancar", glass handrail 6+6 mm without superior banister.*

### **BATHROOMS:**

*Plated shower area and sink with brushed natural Zamora cream stone, in 80x40x2 format cm.*

*Cladding in the main bathroom with parts with entire floor-to-ceiling tiles in the shower area.*

*Coating of the rest of the bathroom trimmed and plastered with solid plaster painted with paint plastic.*

*3 cm thick Cream Zamora marble countertops polished and polished with miter skirt 6 cm wide, with a sink made of the same material embedded in the same worktop.*

*Shower trays in 3 cm limestone bathrooms. sandblasting, one-piece leveled or several in large format, formation of slopes with cement mortar application of waterproofing mortar on the floor and walls up to a height of 1.50 m, placement of the piece leaving a perimeter groove.*

### **CARPENTRY:**

#### **Interior carpentry:**

*Solid access drop doors with two central edges of white color with open pore of 2.40 m high and 4.50 m thickness and inox handle .*

*Built-in wardrobes with hardwood drop doors, the same as access doors. Interior finished with melamine agglomerates with shelves and bucks*

*Open Dressing room without doors with oak wood interior fitting and led lighting*

#### **Exterior carpentry:**

*Entrance door in Iroko wood with horizontal staves in exterior and interior varnished according to the open-pore method. Exterior inox handle and interior security lock*

*Exterior doors and windows in first quality dark grey aluminium, ,with slide thermally broken. Lift model*

### **GLAZING:**

*Double glazing in exterior climatic glass "GUARDIAN SUN". The thickness is 4+4+C+6*

*Floating Mirrors with polished edge glass of 5mm in bathrooms.*

*Glazing screens in showers with laminar safety glass 5+5 mm see-through with inox profile. Open shpower with door 2.00x1.00 m.*

### **PLUMBING AND HOT WATER:**

*Interior Network water Distribution for cold and hot water and multilayer pex pipes Unipipe Easy.*

*Interior Sanitations with Pipelines POLO KAL INSONORIZADO*

*Water taps in covered Terraces and Terraces*

*Water with ACS system and integrated deposit via AEROTERMIA system (260 L deposit).*

#### **SANITARY AND TAPS:**

*Massage bath tub air system, Hidrobox Space with design tap.*

*Wall-mounted WC Vileroy Boch mod. Subway in white colour with push botton Geberit SIGMA 30*

*Washbasins in basement Hidrobox Sopt88. Taps from Hansgrohe single mod Metropol*

*Washbasins Master bedroom Bath mod Metropol. Taps from Hansgrohe single mod Metropol*

*Concealed single-lever shower Hansgrohe mod. Metropol and roof water sprinkler Qboss 30 x 30 and Master Bathroom roof water sprinkler Qboss 45 x 31.*

#### **PAINTWORK:**

***Interior:*** *Matte plastic painting with acrylic copolimers TKROM.*

***Exterior:*** *Acrylic matte painting EMUCRIL10 in white*

#### **ELECTRICAL INSTALLATIONS:**

*Electric network planned according to the installed power, with mechanisms from the NIESEN house steel.*

*Television points with empty channeling for smartv connection in all bedrooms, living room and basement.*

*Round LED spotlights with 6W lamp throughout the house.*

*Decorative led line on the ceiling footlight forming a perimeter in the living room, kitchen, and bedrooms.*

*Decorative led line in the lower part of mirrors and shower niches in all bathrooms except in basement.*

*Installation of electronic video intercom with color screen in the living room and 2 telephones, one in each plant.*

*Dimmer switch in the living room and all bedrooms on the ground and upper floors.*

#### **AIR CONDITIONING / HEATING:**

*Separate Air conditioning – hot/cold system installation with AEROTERMA System with separate thermostat into each room.*

*Under floor heating in the entire property with separate thermostat for each room.*

*Air conditioned –hot/cold NOT included in Basement*

#### **ALARM**

*Microrprocessed Two-way Central: high security, total and partial programming.*

*1 ud Touch Keyboard, smart design.*

*1 ud Numeric Keyboard Master bedroom)*

*1 ud interior Alarm 110 Db*

*8 ud Infrared detector cable until 12 mts range and 85° coverage*

## **SURVEILLANCE SYSTEMS**

*3 Cameras colour Exterior Full HD resolution*

*Digital recorder video IP, hard rock de 1 Tb. Access by mouse and Remote control. App for Iphone, Ipad, Android and access via Mac and PC*

## **URBANIZATION:**

*Perimeter enclosure and between gardens, through exposed concrete wall and slatted fence metallic design.*

*Exterior metal design pedestrian and vehicle door, the latter motorized with remote control distance. (includes two controls)*

*Open air garage area with roof and porcelain flooring.*

*Garden lighting with led projectors on major trees.*

*Swimming pool ceramic tile lining, anti-slip limestone worktop, equipment purification, salt chlorinator for swimming pool and lighting with two led spotlights.*

*Completely completed urbanization of Mediterranean-style gardening.*

*Automatic irrigation with electronic programmer.*

## **DOMOTIC SYSTEM**

*Central TACTIL control panel via I-pad (inside the property via wifi and any other world point via specific IP Address) with the following functions:*

- 1. Garden Light*
- 2. Main Façade Light*
- 3. Swimming Pool Light*
- 4. On/Off general Under floor heating*
- 5. On/Off general Air conditioning*

*Also it is included:*

- 1. Docking Ipad on the wall (magnetic connexion)*
- 2. Ipad mini 3 wifi 32 gb*
- 3. Shuffle protection Ipad and dock magnetic charge*

## **SOUND:**

- 1. 2 sound independent zones with SONOS CONNECT – AMP*
- 2. It could be 4 independent zones of music and level.*
- 3. 4 pairs of sound amplifiers SONANCE*

## **WIFI:**

*Profesional wifi connection with 3 access points, one each floor, Wifi long Range with.*

## **VARIOUS:**

*Designer Gas chimney of 160 cm in living room with gas pipe in white stones and with remote control.*

*Mini swimming pool-jacuzzi in Solarium 12 m2, with gresite inner liner and pool perimeter in tropical wood.*

*Exterior shower in first floor porch next to main bathroom.*

*Kitchen completely furnished with:*

- *Metallic lacquered PET board.*
- *MDF board 20mm covered with AKUA sheet metal.*
- *Smoked glass on a black lacquered MDF frame in tall furniture.*
- *MDF board, lacquered in 22mm, gloss finish, linen color 413*
- *Countertop and pompadour: PORCELAIN LAMINAM CAVA NOIR DESIR BRIGHTNESS OF 8cm.*
- *BE LINEAR TEKA R15 71.40 Sink LINED WITH LAMINAM NOIR*
- *Siemens flex induction plate*
- *Siemens hob extractor*
- *Siemens pyrolytic oven*
- *Siemens microwave*
- *Siemens food warmer*
- *Integrable Siemens dishwasher*
- *Liebherr Wine Bar*
- *Built-in fridge*
- *Integrable freezer.*

*Solarium with pergola and fitted kitchen with island with the following characteristics:*

*Furniture in compact white with black core, Zeus 2cm thick white worktop and under counter sink.*

*Home appliances:*

- *Built-in undercounter refrigerator siemens*
- *Built-in undercounter freezer siemens*
- *Stainless steel built-in gas hall barbecue.*

#### **COMMUNITY SERVICES:**

*Maintenance and repair of communal exterior installations.*

*24 hours security system with access barrier to the urbanisation.*

*Security cameras throughout the urbanisation*

THE QUALITIES AS SPECIFIED MAY BE MODIFIED BY THE ARCHITECT ACTING AS TECHNICAL DIRECTOR OF THE PROJECT AND MAY BE SUBSTITUTED BY OTHER OR SIMILAR QUALITIES.