



QUALITY SPECIFICATION SEÑORIO DE VASARI

ROOF:

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

EXTERIOR WALLS:

Cavity walling of ceramic bricks insulated with bitumen felt and thermal insulation. Interior hollow bricks.

Ceramic brick partitioning on concrete block.

Suspended ceilings in covered terraces.

Tropical wood facings in some zones.

FACINGS:

Exteriors: Rendered with cement mortar.

Tropical wood facings in some zones.

Interiors: Smooth plastered with mouldings in all rooms except the kitchen and bathrooms.

FLOORING:

Natural limestone "Palancar" used in the entire property including the terraces, covered terraces, covered solárium, internal and external stairs.

WALL TILES:

Bathrooms and toilets: Tiled with first quality natural stone "Crema Zamora" marble, throughout walls, shower area & skirting board.

Facings of the rest of the bathroom painted with smooth colour.

Marble hob of "Crema Zamora".

CARPENTRY:

Interior carpentry: Solid lacquered wood doors, 240 cm high with inox handle

Exterior carpentry: In first quality dark grey aluminium.

Entrance door: with solid wood and security key lock.

Cupboard doors of identical quality as internal doors, interior finished with melamine shelving and draws.

GLAZING:

Double glazing in climatic glass.

Floating mirrors in bathrooms with perimeter lighting.

Glazing screens in showers.



PLUMBING:

Communal water deposit with pressure system.
Hot water with hydrokit integrated deposit via Altherma system (260l capacity).
Water taps in covered Terraces and Terraces.

SANITARY AND TAPS:

Sanitary ware from Villeroy VOck in White with hidromassage bath in master bedroom.
Taps from Hansgrohe single.

PAINTWORK:

Interior: Smooth plastic paint in walls, ceilings and mouldings.
Exterior: Facings paint in white.

ELECTRICAL INSTALLATIONS:

Installation based on the power rating required, with equipment trade mark Niessen of steel.
Connection point for T.V. and telephone line in living room, kitchen, basement and all bedrooms.
Satellite televisión connection in living room.
Internet spots for Smart TV in all corners.
Halogen spot lights in the entire property.
Led indirect lighting in bedrooms and living rooms ceilings.
Led indirect lighting in bathrooms' mirrors and ceilings.
Installation of video – intercom.

AIR CONDITIONING / HEATING:

Air conditioning / heating with ALTHERMA heat – pump, FAN COIL hot/cold system, under floor heating and hot water for sanitary use.
Air conditioner and under floor heating in every room of the apartment with individual thermostat and switch for each room.

DOMOTIC SYSTEM – INTELIGENT HOMES:

Central TACTIL control panel via mini I-pad with the following functions:

- KNX system
- Air conditioning
- Under floor heating
- Alarm
- Automatic irrigation
- Electric blinds
- Security blinds
- Music system (pre-installation)
- Outside & garden Lighting
- Control from every part of the world



SOUND:

4 sound zones with two sound amplifiers SONOS CONNECT – AMP, integrated in the domotic system, SONANCE amplifiers integrated in the plaster false ceilings.

WIFI:

Professional wifi connection with three access points.

ALARM:

Alarm installation with infrared sensors in each room.
Two outside cameras that can be controlled in every part of the world.

URBANIZATION:

Combination of stone wall and metallic fence around the house.
Automatic access door to garage with remote control.
Designer front entrance gate and separate car entrance gate with remote control.
Driveway and access to main entrance in grey concrete tiles in different tones.
Garden lighting and pool lighting.
Automatic irrigation with electronic program.
Completely finished and illuminated pool in each apartment with diffusers and ecological chlorine.
Pre-installation climate exterior swimming pool with automatic cover.
Completely finished garden.

VARIOUS:

Designer gas chimney in living room with remote control.
Kitchen furnished with Gaggenau electrodomestics.
Furnished laundry room with Siemens washing machine and dryer.
Thyssenkrupp electric elevator, capacity of 450 Kg (6 pax), Synergy Element model.
Motorised curtains.

COMMUNITY SERVICES:

Maintenance of comunal exterior installations.
Swimming pool and garden maintenance.
24 hours security blinds with Access barrier to the urbanisation.
Security cameras throughout the urbanisation.