

## **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.*

*- Master bedroom and dressing room flooring made of "floating" oak wood*

**BATHROOMS:**

Bathrooms and toilets tiled with natural stone “Crema Zamora” format 80x40x2 cm with profil inox 1+1 cm.  
Surfaces with natural stone Crema Zamora of 3 cm thickness with skirt 6 cm width.  
Shower trays of natural limestone 3 cm sandblasting, just in one piece with a perimeter groove 1 cm wide

**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 CORTIZO, with slide thermally broken. Lift model in living room and master bedroom; sliding and hinged model in the rest of the property.

**GLAZING:**

Double glazing in exterior climatic glass “aislaglass”. The small thickness is 4+C+4, 6+C+4 and big thickness 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 (300 L deposit).

**SANITARY AND TAPS:**

Massage bath tub air system, Hidrobox Space 189x85 for plumbing Metris 3 holes.

Wall-mounted WC Vileroy Boch mod. Subway in white colour with push botton Geberit Bolero. Master bedroom push botton TECESQUARE.

Washbasins Vileroy Boch Memento 500x470 in white. Taps from Hansgrohe single mod Metris

Washbasins Master bedroom Bathco mod Toulouse. Taps from Hansgrohe single mod Metris high 260  
Concealed single-lever shower Hansgrohe mod. Metris and roof water sprinkler Qboss 30 x 30.

#### **PAINTWORK:**

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

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

#### **ELECTRICAL INSTALLATIONS:**

Installation based on the power rating required, with equipment trade mark NIESSEN.

Connection point for T.V and telephone line in living room, kitchen, basement and all bedrooms.

Satellite television connection in living room and master bedroom.

Led spot lights in the entire property with lamp GU10 of 6W.

Led indirect Lighting in bedrooms and living rooms ceilings.

Installation of video- intercom with screen in living room and 2 telephones, one each level.

#### **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.

2 ud Numeric Keyboard (Garage and Master bedroom)

1 ud interior Alarm 110 Db

8 ud Infrared detector cable BOSCH “Blue Line” 12 mts range and 85° coverage

#### **SURVEILLANCE SYSTEMS**

2 Cameras colour Exterior Full HD resolution (2.2 Mpx)

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:**

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 villas’s main entrance in grey porcelain concrete tiles in different tones

*Garden lighting with led projector in more important trees.*

*Completely finished & illuminated pool with diffusers & ecological chlorine. Pre-installation climate Exterior swimming pool*

*Completely finished garden Mediterranean style.*

*Automatic irrigation with electronic program.*

### **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*
- 6. On/Off Outside & garden Lighting*

*Also it is included:*

- 1. Docking Ipad on the wall (magnetic connexion)*
- 2. Ipad mini 3 wifi 16 gb*
- 3. Shuffle protection Ipad and dock magnetic charge*

### **SOUND:**

- 1. 4 sound independent zones on/off with the same music and level in each two zones*
- 2. Music and level Control for two independent zones SONOS CONNECT – AMP*
- 3. It could be 4 independent zones of music and level.*
- 4. 4 pairs of sound amplifiers SONANCE*

*From the Ipad it is possible:*

- 1. Select On/Off of each audio zone*
- 2. Select level*
- 3. Select music (in this moment radio by internet, music from the client's computers with lan or wifi network and music of Premium account Spotify of the client).*

### **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 board melamínico doors of high pressure with synchronised pore; appliances of Siemens or similar and Silestone kitchen worktop.*

**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.**