

QUALITY SPECIFICATIONS MARAN VILLAS

Foundations & Structure

- Foundations: Reinforced concrete isolated footing.
- Structure: Reinforced, damp proof concrete ground floor constructed with unidirectional steel reinforcements (one way slabs). All according to EHE regulations.

EXTERIOR AND INTERIOR WALLS

- Exterior wall construction: Two walls separated by a cavity, containing thermo- acoustic insulation materials in the intermediate air chamber. The outer layer is a waterproof screened, finished in plain white..
- Interior walls: Partition walls constructed from brick, finished in plaster.

SOLARIUM COVERING

- Flat solárium ended with porcelain tiles.

FLOORING / WALL COVERING

wall covering:

- The vertical surfaces in the bathrooms are finished with high quality porcelain tiles.
- Painting: Special acrylic paint for smooth finish on gypsum plasterboards walls.
- special painting in lounge

Flooring

- Interior floors are finished in top quality tiles with complementary skirting tiles, as shown in sales office. 120 x 60 cm
- All flights of stairs and landings made with marble, flooring porcelain tiles or similar.

Ceiling finish:

- Suspended plaster ceiling, throughout the house. Thermal and acoustic isolation
- Removable suspended plaster ceiling in bathrooms,

WOODWORK INTERIOR

- Interiors doors: White lacquered with stainless steel handles.
- Wardrobe doors: White lacquered with stainless steel handles

EXTERNAL METAL JOINERY & GLASS

- External metal joinery made of extruded aluminum.
Shutters throughout the house.
- Double Glazing: Aluminum frames as specified in the technical building regulations solar protection guardian sun.
- Balcony: laminated safety glass on terraces and solarium
- Security entrance door
- Security shutters (self- blocking blinds) motorized throughout the house.

KITCHEN

- Top quality kitchen, furniture completed from floor to cell
- Work surfaces made of marble, or granity or silestone or similar
- Installation of extractor fan above hob.

- Steel sink mounted below the work surface
- Mixer taps with removable shower head.

BATHROOMS

- Complete designer bathroom featuring exclusive vanity unit and mirror with integral lighting (LED)
- High quality mixer taps.
- porcelain sanitary ware
- Toilet cisterns are built-in to the walls and sanitary ware is wall-mounted
- shower screens

INSTALLATIONS

- Installation of central air conditioning with cooling and heating via ducts. Two machines
- Installation of external mood lighting and garden lights which highlight architectural features of the home and outside spaces.
- Installation of electricity cabling and outlets to official standards 9,9 KW
- Installation of hot and cold water pipes multi-layer and PVC drains or similar material.
- Installation of telecommunications infrastructure and network outlets.
- Installation of satellite TV sockets in lounge, kitchen and bedrooms
- Installation of water tap and electricity outlets on the terrace and solarium
- Video doorman color
- Basic Home automation that allows to control heating, blinds, lighting, closings and openings
- Installation of alarm and connection to safety head office
- Installation of ADSL, connection to Internet

ILUMINACIÓN/

- Ambient illumination in all interior home with LEDs illumination in all the walls, indirect lighting in all the rooms, hanging lamps in a way of decorating, indirect lighting in curtains and blinds on the kitchen and living room.
- Ambient illuminated on the exterior and the solarium.

DOMESTIC APPLIANCES

- All the domestic appliances are from the first brand in the international market, equipped by electric oven, grill, vitroceramic cooking ring, by the latest model of the market, like the oven, microwave on the wall, dishwasher, washer and dryer and klime extractor halfway exposed.

INTERIOR DESIGN

- Curtains in all bedrooms windows
- Motorized blinds on the living room and kitchen.

DEVELOPMENT INSIDE PLOT

- Anti slip porcelain tiles to the immediate surrounding of the house and synthetic turf.
- rings for plants
- Pool: single structure made of shotcrete and finished with White ceramic tiles.
- Individual parking space finished with impressed concrete or similar identical or superior quality

NOTE: The materials and / or finish for his building may vary for technical or availability reasons, in which case they will be replaced by others of an equal or higher standard. Some of construction solution proposed may be modified or replaces, with the approval of the architects and provided that the solution adopted is of equal or higher quality. This document invalidates the previous ones.