

VEGA HILLS – COTO RIÑALES
CALASPARRA

FOUNDATION AND STRUCTURE

- ✓ Foundation by reinforced concrete footings and tie straps and beams in accordance with the geotechnical study carried out.
- ✓ Sanitary slab with prefabricated reinforced concrete joists, with air chamber, and HA basement walls.
- ✓ Structure using pillars and beams in different sections of reinforced concrete.
- ✓ Waffle slab on the roof with lost 25 or 30 caisson and compression layer.
- ✓ Strip footings and HA land retaining walls on the perimeter of plots.
- ✓ Concrete floor with electro-welded mesh in exterior paving areas.

ROOF

- ✓ Inverted flat roof, finished with gravel. Thermal-acoustic insulation with rigid panel of extruded polystyrene and waterproofing with asphalt sheet.

FACADE CLOSURES AND INTERIOR PARTITIONS

- ✓ Perimeter wall delimiting the plot of reinforced concrete and simple torsion fence laminated in green with an artificial hedge of 1.50 m.
- ✓ Exterior housing enclosure composed of a ½-foot brick wall externally coated with single-layer mortar, interior plastered with water-repellent mortar, air chamber and thermal-acoustic insulation, and interior partition with a plaster finish.
- ✓ Interior partitions with 9 cm double hollow brick and finished with plaster and smooth matte plastic paint.
- ✓ False ceiling throughout the house with laminated plasterboard finished with smooth matt plastic paint, accessible in the courtesy bathroom for installation and maintenance of the A/C machine.

EXTERIOR AND INTERIOR CARPENTRY

- ✓ Aluminum or PVC exterior carpentry, with thermal bridge break in frame and leaf, matte black, with different opening and actuation systems, low-emission double glazing + laminar security with air chamber filled with argon gas. The motorized blinds with aluminum slats in the same color as the carpentry.
- ✓ External access doors to the plot, both pedestrian and road, in matte black metal slats.
- ✓ Armored access door to the dwelling, with a steel structure and pre-frame, locking device and peephole, double security lock and anti-leverage hinges, with front decorative panel.
- ✓ White lacquered MDF interior doors with chrome handles and knobs.
- ✓ Built-in wardrobes with white lacquered DM sliding doors, lined inside. They have a chest of drawers, loft and bar.

FLOORING AND TILING

- ✓ Exterior stoneware flooring with 1st quality non-slip surface on the terrace/pool.
- ✓ First quality stoneware flooring throughout the house, with various finishes to choose from.
- ✓ Top quality stoneware tiling in vertical walls of bathrooms, with various finishes to choose from.

PLUMBING

- ✓ Indoor installation made with reticular polybutylene pipe.
- ✓ Rainwater collection system with PVC pipes.
- ✓ Vitrified porcelain sanitary ware, acrylic shower trays and mixer taps.
- ✓ Sanitary hot water (DHW) through an aérothermal heat pump system.
- ✓ Water points in the garden.
- ✓ Drainage network on the perimeter of the building.

ELECTRICITY

- ✓ Sectorised electrical installation, prepared for a high degree of electrification.
- ✓ Simon, Niessen or similar mechanisms and switches, smooth white finish.
- ✓ Channeling of telecommunications, with TV points and telephone provision in all rooms, including outside porch area.
- ✓ Interior and exterior light points according to regulations. Interior and exterior lighting with led lights.
- ✓ Exterior perimeter lighting throughout the plot.
- ✓ Automatic intercom at the access to the plot.
- ✓ Provision for installation of photovoltaic solar panels.
- ✓ Plug in slow charging parking area for electric car
- ✓ Light point for electric awning on porch

KITCHEN & WHITE GOODS

- ✓ Fully furnished kitchen with base units, with lower and upper baseboards, with drawers and shelves made of the same material.
- ✓ Quartz countertop and kitchen front (silestone brand), with undercounter sink. Ceramic hob built into the worktop.
- ✓ Top brand appliances included; refrigerator, oven, ceramic hob, extractor hood, washing machine and 100 - 150 l aéro-thermo.

AIR CONDITIONNING

- ✓ Pre-installation of Air Conditioning through ducts with distribution and return grilles in all bedrooms and the living room.

VENTILATION AND EXTRACTION

- ✓ Forced ventilation in dry areas, and through extraction in toilets and kitchen.
- ✓ Heat recovery.
- ✓ Air intake for bedrooms and living room and forced extraction for humid areas.

GARDEN & SWIMMING POOL

- ✓ Private pool with a rectangular shape of 24.50 m², depth of pools between 1.20 and 1.50 m, formation of masonry steps. Equipped with skimmers, bottom drain, interior lighting, covered with first quality stoneware and will have a paved area attached to the porch of the house. Outside shower.
- ✓ Garden area with anti-weed mesh and white gravel finish.

* The optional management and the property reserve the right to make changes to the materials described, always maintaining a quality similar to the material replaced.