

VEGA HILLS – COTO RIÑALES
CALASPARRA

FOUNDATION AND STRUCTURE

- ✓ Foundation made by reinforced concrete footings and tie straps.
- ✓ "Caviti" type sanitary slab or similar in accordance with the geotechnical study carried out.
- ✓ Structure using reinforced concrete pillars.
- ✓ Unidirectional slab with prefabricated structural elements (beams, joists and vaults, etc ...), according to earthquake resistant construction standards.
- ✓ Reinforced concrete straps under exterior walls.
- ✓ Concrete screed with electrowelded mesh in exterior flooring.

ROOF

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

FACADE CLOSURES AND INTERIOR PARTITIONS

- ✓ Perimeter wall delimiting a 0.30m single-layer mortar-coated concrete block plot, and a simple torsion fence with a 1.50m artificial hedge.
- ✓ Exterior enclosure of the house composed of a double partition, air chamber and thermal-acoustic insulation, inside plastered with water-repellent mortar, and exterior finishing of monolayer mortar and natural stone.
- ✓ Interior partitions with 7 cm double hollow brick or plasterboard.
- ✓ Finishing of mastered plaster or plasterboard walls and smooth matt plastic painting.
- ✓ False ceiling throughout the house with laminated plasterboard finished with smooth matt plastic painting, accessible in a guest bathroom for placement and maintenance of the air conditioning installation.

EXTERIOR AND INTERIOR CARPENTRY

- ✓ Aluminium or PVC exterior carpentry, with thermal break in frame and leaf, matt black colour, with different opening and operating systems, air chamber and Guardian Sun glazing, and motorized aluminium slat blinds of the same colour as the carpentry.
- ✓ Exterior access doors to the plot, both pedestrian and rolled, in anthracite black metal slats.
- ✓ Armored home access door, with steel frame and frame, locking device and peephole, double security lock and anti-lever hinges, with front decorative panel.
- ✓ Interior doors and cabinet doors lacquered in white with chrome handles and knobs.
- ✓ Built-in wardrobes with sliding doors, lined inside. They have a chest of drawers, a mezzanine and a bar.

FLOORING AND TILING

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

PLUMBING

- ✓ Interior installation made with reticulated polybutylene pipes.
- ✓ Rainwater collection system with PVC pipes
- ✓ Vitrified porcelain sanitary ware, acrylic shower trays and mixer taps.
- ✓ Domestic hot water (DHW) is produced by means of an aérothermal heat pump system.
- ✓ Water points in the garden.

ELECTRICITY

- ✓ Sectorized electrical installation, prepared for a high degree of electrification.
- ✓ Simon, Niessen or similar mechanisms and switches, smooth white finish.
- ✓ Telecommunications channeling, with TV and provision for telephone points in all rooms, including the outdoor porch area.
- ✓ Interior and exterior light points according to regulations. Indoor and outdoor lighting with led lights.
- ✓ Exterior perimeter lighting throughout the plot.
- ✓ Intercom at the access to the plot.

KITCHEN & WHITE GOODS

- ✓ Fully furnished kitchen with base units, with bottom and high plinths, with drawers and shelves of the same material.
- ✓ Quartz kitchen top and front (Silestone brand), with sink. Ceramic hob embedded in the worktop.
- ✓ Top brand appliances included: refrigerator, oven, ceramic hob, extractor hood, washing machine and 100-150 l aéro-thermos.

AIR CONDITIONING

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

GARDEN & SWIMMING POOL

- ✓ Private pool with rectangular shape of 24.50 m² (18 m² in Azahar model), depth of pools between 1.20m and 1.50m, formation of work steps. Equipped with skimmers, bottom drain, interior lighting, covered with stoneware tile and will have a paved area attached to the porch of the house. Exterior shower.
- ✓ Garden area with anti-grass mesh and white gravel finish.

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