

## SHIERA VILLAS

### QUALITY SPECIFICATIONS

#### **FOUNDATIONS AND STRUCTURE**

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- Reinforced concrete with separate footings and one way slabs.

#### **EXTERIOR BRICKWORK**

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- Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (8 cm) and thermal clay block (19 cm).

#### **ROOF**

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- Flat unexploited and exploited roof with ceramics pavement and artificial lawn on terrace of first floor, both with extruded polystyrene insulation (8 cm).

#### **FAÇADE**

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- Single layer mortar with a scraped finish. In white color. Decorative Gres Nordik cladding in crème colour.

#### **INTERNAL WALLS**

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- Brick with plaster finish.

#### **PLASTER**

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- Smooth plaster throughout and removable ceiling panels in bathrooms.
- False ceiling with 30x15 perimetral LED light molding in living room and master bedroom.

#### **BATHROOM FINISHES**

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- Top of the range “Gres” ceramics according to the latest design. “Roden” type in natural beige finish.

#### **INTERIOR AND EXTERIOR FLOORING**

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- **Interior:**
  - Top of the range “Gres” ceramics and overlaid ceramic baseboard. “Roden” type in natural beige finish.
  - Decorative pavement in dining area.
- **Exterior,** Top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles.

#### **INTERIOR AND EXTERIOR LIGHTING**

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- **Interior,** LED type lights, ceiling spotlights, and LED strip on the ceiling of covered terrace of the entrance area, switches in white color throughout and plugs according to standard regulations.
- **Exterior,** façade fixtures, garden lights that blend naturally with exterior design.

## EXTERIOR CARPENTRY

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- Aluminum Schüco with thermal break (matt stainless steel colour), floor recessed in living room and kitchen.

## INTERIOR CARPENTRY

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- **Kitchen:**
  - Fitted with base and wall units, equipped with a complete white goods package (induction cooktop, island extractor hood, fridge, oven, microwave oven and dishwashing machine) with energy efficiency class A++.
  - Fitted single sink in stainless steel, vertical single-handle mixer tap with osmosis system.
  - Silestone quartz worktop or similar.
- **Interior doors:**
  - In smooth lacquered finish, white colour NCS 0500-N (of standard height), with steel designer handles in chrome finish, door flashings.
- **Wardrobes:**
  - Wardrobe with swing or sliding doors in wood with smooth lacquered finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
  - Complete designer bathroom vanity unit and mirror with integrated lighting.
- **Main entrance door:**
  - Main door in wood finish with security lock.

## GLASS

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- Double glazing with air chamber according to Technical Building Code.
- Fixed glass screen in showers.
- Sliding glass door to access dressing room in ensuite bedroom.

## BATHROOM FITTINGS AND FAUCETS

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- ROCA sanitary ware, including complete vanity unit.
- White wall-mounted WC from ROCA range.
- Designer countertop basin according to the latest tendencies.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basins: single handle tap in chrome finish, with aerator for water efficiency.

## PAINTWORK

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- Smooth finish in white colour.
- Decorative wallpaper above bed headboards.

## HEATING AND AIR CONDITIONING

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- Air conditioning with heat pump through ducts.
- Pre-installation for towel rails in bathrooms.
- Pre-installation for water underfloor heating throughout.
- Underfloor heating in bathrooms.
- Solar panel for DHW with accumulator.
- Ventilation and air renewal system with heat recovery.

## EXTERIOR

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- **Pool:**
  - Swimming pool according to the attached plans.
  - LED lighting in blue colour.
  - Gresite tile finish (colour to be defined) with pre-installation for heat pump.
- **Garden:**
  - Standard landscaping finish with watering system and lighting.
  - Pre-installation for barbeque.
  - Exterior shower for pool zone.
- **Fence:**
  - Main fence: stone masonry wall.
  - Dividing walls: house area – concrete blocks fence with “monocapa” finish and plastic wire mesh in green colour with hedge.

## SPECIAL INSTALLATIONS

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- **Basic Smart Home Technology. Ipad is not included.**
  - Control of outdoor lighting (3 lights) to generate simulation scenes of presence.
  - Outdoor lights timer programming.
  - On/Off lighting throughout: Enable/Disable lighting.
  - Fixed control screen in black and white for individualized control of:
    - Outdoor lighting
    - Enable/Disable lighting
    - Water cut
  - Flood (3 zones) and fire alarms.

## EXTRAS (Not included)

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Solarium and stairs to solarium .....12.000€