



VILLAMARTIN | SIGNATURE VILLA

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate concrete footings and one way slabs.

EXTERIOR BRICKWORK

- Ceramic brick walls (exterior part - 12 cm) with air chamber and XPS extruded polystyrene insulation (8 cm), and thermal clay block (19 cm).

ROOF

- Flat non-trafficable roof with XPS insulation (8 cm) and trafficable in balconies.

FAÇADE

- Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS

- Brick walls with plaster finish.

BATHROOM FINISHES

- Top of the range "Gres" ceramics according to the interior design.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, Top of the range "Gres" ceramic tiles with recessed skirting board. Smooth concrete floor in the garage.
- **Exterior**, Top of the range "Gres" anti-slip ceramic tiles of the same range as interior floor tiles.

INTERIOR AND EXTERIOR LIGHTING

- **Interior**, LED recessed lights in ceilings, switches in white colour throughout and plugs according to standard regulations. Perimeter LED Light molding.
- **Exterior**, façade light fixtures and garden lighting.

EXTERIOR CARPENTRY

- In aluminum, Inox color, Schüco brand with thermal break and underfloor roller carriage in kitchen and living room.
- External venetian blinds in bedrooms.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units, equipped with full home appliances pack (induction cooktop, extractor hood, double fridge, oven, microwave, washing machine, dryer and dishwasher) energy efficiency class A++.
 - Kitchen furniture and island with American walnut wood finish. LED lighting inside cupboards.
 - Silestone or similar quartz worktop.
 - Single sink in the same material as the worktop, vertical single lever tap with two positions.
- **Interior doors:**
 - In wood, with smooth lacquered finish (2.70 m high) and recessed door frame. Steel handles with steel finish.
- **Wardrobes:**
 - Wardrobe with folding doors with American walnut wood finish. Interior distribution with shelves, drawers and hanger bar, adapted to the wardrobe dimensions, with LED lights inside.
- **Bathroom units:**
 - Designer complete bathroom vanity unit with American walnut finish and mirror with integrated lighting.
- **Living room furniture:**
 - TV furniture in American walnut color and shelves in DM high gloss lacquered finish, with propane gas fireplace.
- **Main entrance door:**
 - Main entrance pivot door in wood with security lock.

GLASS

- Windows in Planitherm Ultra N glass with double glazing and air chamber, according to the Execution project.
- Fix glass screen and sliding door in bathroom between toilet and shower.
- Fix glass in shower in Bedroom 2.

BATHROOM FITTINGS AND TAPS

- ROCA sanitary ware.
- Wall mounted sanitary fittings. ROCA brand in white colour.
- Bathroom sink on white mass top in cabinet according to the interior design and round stone sink.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basin single handle tap in chrome finish, wall mounted, TRES brand Slim Series.
- Free-standing whirlpool bath tub in bedroom 3.

PAINTWORK

- Smooth finish in white colour in plaster walls.
- Decorative wallpaper on bed headboard walls, according to interior design.



HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Water underfloor heating throughout.
- Solar plate to support sanitary hot water system.
- Air renewal system with heat recovery.

EXTERIOR

- **Pool:**
 - 58 m2 water sheet swimming pool, with beach area, shower and LED lighting. Same finish as the terrace floor.
 - Filtering system with salt electrolysis.
- **Garden:** Landscaping finished with watering system and lighting. Barbeque area with grill, worktop and sink in the ground floor terrace.
- **Fence:**
 - Main access: Fence in treated steel 100 x 100 mm tubes.
 - Dividing fences: Perimeter hedge.
 - Pedestrian access pivot door in wood.

SPECIAL INSTALLATIONS

- 3.0 Smart Home Technology with video intercom.
- Osmosis water filter system in kitchen.
- Water softening system throughout.
- Motorized interior shades according to the execution project.
- Furniture, decoration and household goods package.
- Shaft for an elevator.