



# VILLA PRAGA 21

## QUALITY SPECIFICATIONS

### **FOUNDATIONS AND STRUCTURE**

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- Reinforced concrete with separate footings and one way slabs.

### **EXTERIOR BRICKWORK**

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- Exterior walls consisting of four layers: ceramic brick wall (exterior), air chamber, high density polystyrene insulation and thermal clay block (interior).

### **ROOF**

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- Flat unexploited and exploited roof with extruded polystyrene insulation (8 cm) and flat exploited floor in solarium.

### **FAÇADE**

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

### **INTERNAL WALLS**

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- Brick with plaster finish.
- Storeroom with White mortar finish.

### **BATHROOM FINISHES**

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- Top of the range “Gres” ceramics according to the latest design.

### **INTERIOR AND EXTERIOR FLOORING**

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- **Interior:** Top of the range “Gres” ceramics and recessed concrete polymer baseboard, same color as the wall.
- **Exterior:** Top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles.
- **Storeroom:** Concrete flooring in storeroom.

### **INTERIOR AND EXTERIOR LIGHTING**

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- **Interior,** LED type lights, ceiling spotlights, switches in white color throughout and plugs according to standard regulations.
- **Exterior,** façade fixtures and garden lights according to the exterior design project.



## EXTERIOR CARPENTRY

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- Aluminum Schüco brand with thermal break.
- Motorized exterior blinds in bedrooms.

## GLASS

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- Double glazing with air chamber according to Technical Building Code.
- Fixed glass screen and sliding door in bathroom.
- Main entrance door in glass and aluminum, with security lock.

## PAINTWORK

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

## INTERIOR CARPENTRY

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- **Kitchen:**
  - Fitted with base and wall units, American walnut finish, equipped with induction cooktop, and extractor hood, with energy efficiency class A++.
  - Fitted single sink in stainless steel, vertical single-handle mixer tap with two positions.
  - Silestone quartz worktop or similar.
- **Interior doors:**
  - In smooth lacquered finish, white colour NCS 0500-N (2.30 m height), with steel designer handles in chrome finish and hidden hinges.
- **Wardrobes:**
  - Wardrobe swing or sliding doors in wood with white matte finish (1002R). Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
  - Complete designer bathroom vanity unit and mirror with integrated lighting. In MDF, with matte (1002R) finish.
- **Living room furniture:**
  - Living room furniture in MDF with American walnut finish.

## 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.



## HEATING AND AIR CONDITIONING

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- Air conditioning with heat pump through ducts.
- Pre-installation for towel rails in bathrooms.
- Underfloor heating in bathrooms.
- DHW Boiler (200 litres Thermoboil) with thermodynamic solar panel.
- Ventilation and air renewal system with heat recovery.

## EXTERIOR

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- **Pool:**
  - 3 x 9 m Swimming pool.
  - Gresite tile finish with pre-installation for heat pump.
- **Garden:**
  - Standard landscaping finish with watering system and lighting.
  - Garden paths in concrete tiles.
- **Fence:**
  - Main fence to the road: concrete wall with fence on top.
  - Dividing walls: house area – plastic wire mesh in green colour with interior 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.
- **Home appliances pack:** Fridge, oven, microwave oven, washing machine and dryer, Bosch brand.