

SHIERA VILLAS

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

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

ROOF

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

FAÇADE

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

INTERNAL WALLS

- Brick with plaster finish.

PLASTER

- 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

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

INTERIOR AND EXTERIOR FLOORING

- **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

- **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

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

INTERIOR CARPENTRY

- **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

- 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

- 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

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

HEATING AND AIR CONDITIONING

- 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

- **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

- **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)

Solarium and stairs to solarium12.000€