

PRAGA 19 - SIGNATURE VILLA

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

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

EXTERIOR BRICKWORK

- Exterior walls consisting of four layers: exterior ceramic brick, air chamber, high density polystyrene insulation and thermal clay block/ceramic brick, according to the energy efficiency requirements of the Building Technical Code.

ROOF

- Flat unexploited roof and exploited roof in terrace with marble anti-slip finish, both with extruded polystyrene insulation (8-10cm).

FAÇADE

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

INTERNAL WALLS

- Brick finished and rodded with plaster.

BATHROOM FINISHES

- Micro concrete according to the interior design project.

INTERIOR & EXTERIOR FLOORING

- **Interior**, top of the range white Ibiza marble and skirting tiles of the same material flush to the wall.
- **Exterior**, top of the range top of the range anti-slip white Ibiza marble of the same range as interior floors.

INTERIOR AND EXTERIOR LIGHTING

- **Interior**, LED type lights, ceiling spotlights, pitted LED strip in night areas according to interior design, switches in white color throughout and plugs according to standard regulations.
- **Exterior**, façade fixtures, garden lights in accordance with exterior design.

EXTERIOR CARPENTRY

- In lacquered aluminum with thermal break, Schüco brand (grey colour). Floor recessed.
- Motorized Venetian blinds with adjustable slats in bedrooms. Griesser brand.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units, high gloss finish, equipped with induction hob and extractor hood, energy efficiency class A++.
 - Fitted single sink in zarzi grey marble, vertical single-handle mixer tap with Osmosis system.
 - Zarzi grey marble worktop.
 - Extractor hood in island.
- **Interior doors:**
 - In smooth lacquered finish (floor-to-ceiling), flush to wall, with steel designer handles in chrome finish.
- **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.

GLASS

- Windows: Double glazing with air chamber according to Technical Building Code.
- Main door in aluminum and glass, with security lock.
- Fixed glass screens in showers.

BATHROOM FITTINGS & FAUCET

- ROCA sanitary ware, including complete bathroom vanity unit with mirror.
- Wall mounted bathroom and sanitary fittings. ROCA range in white colour.
- Bathroom sink atop a cabinet according to the latest tendencies.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Waterfall single handle tap in chrome finish, with aerator for water efficiency in washbasin.

PAINTWORK

- Smooth finish in white colour.
- Decorative wallpaper above bed headboards.
- Decorative tiles in en-suite bedroom 2.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts (Aerothermia system).
- Installation for electric towel rails in bathrooms.
- Water underfloor heating throughout, except in garage.
- Ventilation and air renewal system with heat recovery.

EXTERIOR

- **Swimming pool:** Infinity edge style swimming pool 51 m2. LED type lighting in blue colour. Tile gresite finish.
- **Garden:** Landscaping finish with irrigation system and lighting.
- **Fence:**
 - Main fence, concrete wall with metal fence. (Modelo Shiera).
 - Dividing walls: house area - plastic wire mesh in green colour with interior hedge.

SPECIAL INSTALLATIONS

- Smart Home Technology System 3.0. with video interphone.
- Osmosis water filter system in kitchen.
- Water softening system throughout.
- **Home appliances pack** – 2 fridges, oven, microwave oven, dishwasher, washing machine and dryer, Bosch brand. Fridge under worktop and microwave in office kitchenette.
- Furniture and decoration pack according to the interior design project.
- Barbecue equipped with:
 - Dark granite counter.
 - Sink.
 - Steel grill.