

## QUALITY LIST VILLAS LIEFDE

### FOUNDATION AND STRUCTURE

- Foundation based on reinforced concrete footing and ribs.
- Structure based on reinforced concrete columns and ribbed slabs.
- Concrete walls in the basement.

### FACADES, PARTITIONS AND FALSE CEILINGS

- FACADE TYPE 1: Facade of a wall made of perforated ceramic brick, with continuous exterior coating of white monolayer mortar, a barrier with very high resistance to filtration formed by continuous intermediate coating and thermal-acoustic insulation.
- Brown masonry stone from Teruel according to the attached detail.
- Self-supporting backing of plasterboard panels (12mm + 13mm).
- Interior division with double plasterboard and thermal-acoustic insulation.
- Continuous false ceiling of plasterboard panels throughout the house and removable from slats in bathrooms.

### FLOORS AND TILING

- High-quality ceramic flooring.
- Ceramic baseboard
- Ceramic flooring outside the house.
- High quality ceramic tiling in bathrooms.

### PVC AND WOOD CARPENTRY

- PVC carpentry Kommerling or similar in windows and doors leading to the outside with compact of motorized blinds in bedrooms in the same range, in anthracite gray RAL 7016.
- Security door for access to the house brand Dierre or similar.
- Interior doors from floor to ceiling, lacquered in white and smooth with hidden hinges and matte black hardware.
- Compact wardrobes and wardrobe doors lacquered in white with interior lining of board melamine with light gray textile, includes:
  - Division of luggage compartment and hanging bar.
  - Drawers.
  - Trouser rack.
  - Shoe rack.
  - Interior LED lighting with opening sensor.
  - Jewellery box in master bedroom.

### PAINTS AND GLASSES

- Washable smooth plastic paint in white color inside the houses.
- Double glazing with low emissivity and security with air chamber.

### ROOFS

- Walkable roofs with non-slip stoneware tiles.
- Non-walkable roofs for installations with gravel of rounded stones.

## PLUMBING AND SANITARY INSTALLATION

- Sanitary fixtures from the brand Roca, series "The Gap" consisting of:
  - Sink with suspended cabinet and matte black faucets.
  - Toilet with built-in cistern.
  - Large format shower tray.
  - Mirrors and shower screens.
  - Matte black bathroom accessories matching the faucets.
- Hot water recirculation system.
- Cold water supply in gardens and terraces.
- Outdoor shower in the pool area.
- Drip irrigation system with timer in the garden.

## ELECTRICAL INSTALLATION

- According to REBT standards, elevated electrification with Jung mechanisms or similar in matte black.
- TV and telephone points in the living-dining room, kitchen, and bedrooms. Outdoor wall lights in the porch and terrace area.
- LED lights inside the house.
- 6 solar panels
- Installation of slow charging point, Schuko socket for electric vehicle.

## BASEMENT

- Open basement with white painted concrete walls and industrial concrete floor.
- Fully finished English patio with PVC carpentry.

The basement includes:

- Toilet
- Laundry room & utility room.
- Lighting.
- Water point, electricity points, and pre-installation for air conditioning.

## OTHERS

- Ducted air conditioning in the house.
- Mechanical ventilation system in accordance with the CTE.
- Finished garden with artificial grass, palm tree, drip irrigation system, and shrubs.
- Kitchen furniture to choose from white, oak or anthracite gray.
- Integrated LEDs in the kitchen.
- Silestone or similar countertop.
- Bosch kitchen appliances: Ceiling hood, oven, microwave, and integrated dishwasher, induction cooktop, and washing machine.
- 26m2 pool with pre-installation for heat pump.

## OPTIONAL

- Air conditioning in the basement.
- Expansion of photovoltaic solar panels and battery storage.
- Underfloor heating in the ground floor.
- Summer kitchen.
- Jacuzzi integrated in the pool.
- Granite staircase.
- Glass doors in built-in wardrobes.
- Living room ceiling with trays and indirect lighting.