



STRUCTURE

- Reinforced concrete on concrete floor arches on the first, second and third floors and attic and flat slab on the ground floor.

ROOF

- Walkable upside-down flat roof with sandstone cladding for exterior use.

FACADES

- Facade coated with impermeable lime mortar and clad with stone, depending on the area.
- Thermal insulation in air chambers.
- TECHNAL or equivalent lacquered aluminium window frames with CLIMALIT or equivalent double glazing.



FLOORING

- Living room, bedrooms, hallways, corridor, bathrooms and kitchen: Compac marble
- Covered terraces: high quality sandstone tiles.

APARTMENT DOORS AND CLOSETS

- Reinforced front door with varnished iroko veneer.
- Interior doors with varnished iroko veneer.
- Built-in wardrobes with varnished iroko veneer, lined inside with melamine-faced chipboard, drawers fitted in bedrooms, top storage compartment and hanging rail.

PARTITION WALLS

- Kitchen: High-quality tiled splashback.
- Bathrooms: Compac marble.
- Mirror in bathrooms.
- Rest of the property: Smooth latex paint on plastered walls.
- Plastered and skimmed ceilings.
- Suspended plaster ceilings in kitchens, bathrooms and hallways, and in certain parts of lounge and bedrooms.
- Smooth latex paint.



KITCHEN

- Key or equivalent fitted kitchen with base and wall units.
- Ceramic hob, extraction hood, microwave and Siemens or equivalent oven.
- Stainless steel sink.

PLUMBING/BATHROOM SUITE

- Installation with polyethylene piping and PVC wastewater system.
- METALIBERICA or equivalent white bathtubs.
- ROCA or equivalent white bathroom suites.
- METALIBERICA or equivalent recessed basins on Compac marble countertops in bathrooms. METALIBERICA or equivalent pedestal basin in bathrooms without countertop.
- GROHE or equivalent Monobloc lever taps.
- Mains, water input and wastewater connection points for washing machine and dishwasher.
- Pre-installed hot tub on private roof terraces.
- METALIBERICA or equivalent hydromassage shower column in master bathroom and whirlpool in other main bathrooms.
- Overflow control in kitchen and bathrooms.



**HEATING / HOT WATER / AIR
CONDITIONING**

- Heating and hot water from wall-mounted gas boiler with built-in hot water accumulator and temperature control.
- Installation with cross-linked polyethylene piping.
- Aluminium radiators with thermostatic valves in bedrooms.
- Towel rails in bathrooms.
- Climate control heating and air conditioning (air conditioning only in blocks 1, 2, 3 and 4) with ducts in lounge/dining room and bedrooms. Outside unit in private garden and attic.



ELECTRICITY/TELEPHONE/TELEVISION

- Installation in accordance with Low Voltage Electrotechnical Regulations.
- Pre-installed TV, FM, 2 communal satellite dishes (Astra and Sky) (Astra only in blocks 1, 2, 3 and 4), digital TV and regional networks.
- Video intercoms at entrance to the complex and to the block.
- Security system and fire alarm.

MISCELLANEOUS

- Hose connection points in private garden and rooftop areas.

COMMUNAL/ENTRANCE AREAS

- Compac or equivalent marble flooring.
- Wall surfaces finished with wood, plaster and latex paint.



STAIRCASES

- Compac or equivalent marble flooring.
- Wall surfaces finished with wood, plaster and latex paint.

GARAGE

- Concrete quartz flooring.
- Remote-controlled up-and-over or sliding gate.

LIFTS

- Lifts down to garage.





RESIDENTIAL COMPLEX

ENTRANCE AREA:

The complex is a gated community with pedestrian and vehicle access. Remote-controlled vehicle access door. Facilities for concierge/warden.

LANDSCAPED AREAS:

Landscaped areas with lighting, automatic watering system and pathways.



POOL AREA:

Adult and child pools.

SPORTS AREA: Paddle tennis courts.

