

#### FOUNDATIONS AND STRUCTURES.-

- Foundation by means of reinforced concrete footings.
- Exterior structure of reinforced concrete, with metal elements in single points.
- Interior stairway by means of a light Steel structure and steps made of solid wood with steel laminate angles.

#### FACADE.-

- Enclosure formed by half a foot of perforated brick, water repellent interior coating, 60 mm mineral wool insulation and self-supporting backing with laminated plasterboard panels. (Pladur or similar)).
- Exterior coating of cement mortar and smooth acrylic elastomer paint.
- Large porcelain stoneware 120x60 (Model Goliat Gris de Saloni or similar) on the main basement facade.
- VILLA 2: Exterior veneer of gray natural stone slabs on certain containment and enclosure walls of the basement and lower floor.

#### INTERIOR PARTITIONS.-

- In the interior of the homes, laminated plaster partition formed by a double plate and interior insulation using 46mm mineral wool.
- In the garage, facilities and auxiliary rooms, wall partitions are made of brick.

#### ROOFS.-

- Walk-on and non-walk on roof: Inverted waterproofed roof with double sheet and insulated with 80mm extruded polystyrene. Walk-on paved with porcelain stoneware flooring C3 large format and non-walk on covered with gravel.

#### EXTERIOR JOINERY AND GLASS WORK.-

- Balcony (french windows) sliding doors made of lacquered aluminum in black or dark grey with thermal break system. (Mod. Cor-Vision by Cortizo, apart from large space which will be the 4600 by Cortizo series).
- Tilt-and-turn Windows, French windows as well as fixed doors and Windows are made of lacquered aluminum in black or dark grey with thermal break system. (Mod. Cor-60 fixed glass by Cortizo).
- All Windows are double glazing security Climalit Style.
- Reinforced exterior pivoting door made of natural wood, fixed glass on top of door reaching up to false ceiling.

- Exterior handrails made of transparent laminated tempered glass, without handrails and with the fixings in the lower Edge.
- Interior handrails double height and stairs in laminated tempered glass with fixings in the lower edge.
- VILLA 1: Mechanized tilting garage door, with finishing's in aluminum RAL similar to the rest of the carpentry.

#### INTERIOR JOINERY.-

- Inside doors, 82x220cm. made of smooth MDF boards lacquered in white.
- Sliding wardrobe doors made of smooth MDF boards lacquered in white. Inside paneling made with melanin board with interior divisions and chest of drawers apart from the hidden wardrobe in the entrance way of Villa 1.
- Dressing room lined with melanin board, with interior divisions, shoe rack and draw units. Sliding doors made of MDF boards lacquered in white.

#### VERTICAL WALL SURFACES.-

- Application of top quality smooth acrylic Paint on plaster boards.
  - VILLA 1: Ground floor hall wall, panel of natural oak Wood. (Mod. Spigoacustic BS (28-16-32) or similar).
  - VILLA 2: Interior wall of the basement staircase covered in natural stone slabs, and the lower part of the enclosure wall.
  - Walls covered with large porcelain stoneware tiles 120x60 (Mod. Goliat Gris by Saloni or similar) and 120x20 (Mod. Abstract Grafito by Saloni or similar).
- NOTE: The laundry room and kitchen are not tiled.*

#### CEILINGS.-

- Inside the house, false plaster ceilings, apart from the bathrooms that are made up of plasterboard plates.
- Special register for air conditioning units in the bathroom ceilings.
- False ceilings made up of plasterboard for the exterior porches, except the gallery of the porch in Villa 2, which are made up of natural Wood.

#### INTERIOR TILING.-

- Large porcelain stoneware tiles 120x120 (Mod. Goliat Gris by Saloni or similar), on lower, first and basement floors, except garage, storage rooms and utility rooms.
- Lacquered MDF skirting board in white except for tiled panels.
- C2 porcelain stoneware floor and skirting board, in facility and storage rooms.
- Garage floors made up of trowelled concrete with a continuous coating of epoxy paint, Sikafloor or similar.
- Steps of interior staircase made up of solid oak.

#### EXTERIOR TILING.-

- Flooring made of large porcelain stoneware C3 120x120 (Mod. Goliat Gris by Saloni or similar) on terraces and porches.
- Coloured pavement cement flooring 15 cm. deep in the garage of VILLA 2 and the access roads to the garage.

#### ELECTRICITY.-

- Electrical installation as per regulations in force using Olas by Niessen or similar.
- Pre- installation of motorized system for curtains and blinds.
- Hidden led strips in false ceilings and stairwell beams, in interior and exterior.

#### HVAC, AIRCONDITIONING, & HEATING.-

- Radiant floor heating via water pipes throughout the whole dwelling and air conditioning installation with independent circuits for every room, plus support system for solar energy for the production of hot water, using the system ALTHERMA by DAIKIN.
- Radiant floor heating in the bathrooms by means of electricity and water in the rest in the rest of the dwelling.

#### SANITARY AND FITTINGS.-

- Suspended toilet with built-in tank and soundproofed (Mod. Legato by Villeroy & Boch or similar) with built-in tank and an extra-flat front in a brushed stainless steel (Mod. TECESquare II or similar).
- Counter top white ceramic wash basins, single or double (Mod. Artis by Villeroy & Boch or similar).
- Bathroom fittings in matt white or colored Wood with progressive closing drawers, with 12mm white Swede Silestone countertops or similar.



LOS FLAMINGOS VIEWS

VILLAS 1 Y 2

- Built in showers, tiles made with a non-slip finish and transparent tempered glass screens.
- Single lever washbasin taps with chromed wall handle (Mod. Uno 2 by Axor or similar).
- Thermostatic shower faucets with 2 built-in Chrome taps, flexo Starck 2 jet by Axor or similar.
- Built in chrome shower head 50x50 cm. (Mod. Loft by Tres or similar).

**TELECOMMUNICACION AND TELEVISION.-**

- Telephone sockets, terrestrial and satellite in the kitchen, lounge and bedrooms.
- Installation of digital video intercom.

**HOME AUTOMATION.-**

- Remote Control of various aspects of the Villa via internet app, including:
  - Acclimatization and floor heating (turning on - off and control of the temperature).
  - Control of blinds.
  - Fire detector.

**EXTERIOR ZONES.-**

- Private infinity pool, inside lining of small "Gresite" type ceramic tiles. Built-in Ladder, main and compensation lighting.
- Mediterranean type gardens according to landscape project with plants and trees in accordance to Project. Instalation of lighting and irrigation systems.
- VILLA 1: The retaining walls in the interior of the plot, made of Casares breakwater stones and plastered and painted brick.
- VILLA 2: The retaining walls in the interior of the plot, made of Casares breakwater stones and plastered and painted brick. And of reinforced concrete with slabs of natural stone.
- Street closed off by plastered blind wall and painted 1.80 m high.
- Double mechanized hinged doors permitting the passage of vehicles made of sheet steel perforated squares.
- Single hinged pedestrian doors made of sheet steel perforated squares.

**OPCIONAL.-**

- Acclimatization of the swimming pool by heating pump and control of the temperature (Turning on - off and control of the temperature).