

ELYSIUM GOLF

QUALITY SPECIFICATIONS

Structure

- Reinforced concrete structure, according to project specifications and according to the technical code of building procedures and regulations.

Roofs

- Roof – Non-walkable flat roof. OPTION Solarium, Pergola and Jacuzzi.

Façade

- Facades finished with three different materials, the main volume in monolayer material in white, the volume of staircase finished with rectangular shaped ceramic pieces of different sizes and a third volume with fair-faced concrete finish. All thermally and acoustically insulated with higher levels than those required on the technical code of building procedures and regulations.

Walls

- Main enclosure of double wall of ceramic brick lined with cement mortar, intermediate chamber and thermal insulation of fibreglass and double hollow brick partition of 30x15x7.
- Layout with interior partitions of double hollow brick 30x15x7.
- False ceiling of laminated plaster plates and acoustic insulation of rock wool where necessary. With indirect light and hollow for curtains.
- Registers in ceilings of toilets for the air conditioning equipments.
- Interior walls plastered in perlite with smooth plastic paint on vertical and horizontal walls of the whole house.

Flooring

- Interior flooring of large-format porcelain tiles.
- Walkable exterior floors in non-slip porcelain tiles.
- In basement floor of polished concrete screed.
- OPTION wooden floors.

Exterior carpentry

- PVC exterior carpentry with five air chambers. Double glazing with inner chamber, solar and acoustic protection where necessary.
- Elevating slides in living rooms and bedrooms and windows.
- OPTION Motorized lacquered aluminium shutters with automatic closing system.

Interior carpentry

- Armoured access door to the dwelling with pivoting opening and with security lock and finished as the rest of the carpentry. -
- Lacquered doors or sliding doors.
- Built-in wardrobes lacquered from floor to ceiling, lined and equipped inside with interior partitions, hanging rods, trunk and shoe rack.

Wall cladding

- Walls with smooth washable and fungicidal paint throughout the house.
- In bathrooms and toilets, first quality porcelain tiles (partially covering the vertical walls).

Sanitary appliances

- All sanitary fittings shall be of first quality vitrified white porcelain of best brands.
- Bathrooms with the best brands with toilets, washbasins and bidets suspended from the wall.
- Low profile shower tray and exempt bathtub.
- First class brand single-lever taps.
- OPTION Tailor-made lacquered furniture with mirror in bathrooms.

Kitchens

- OPTION Fully fitted kitchens with a straight front and island made with high-pressure laminated board of the highest quality.
- OPTION Techlam® Top worktop and tops, porcelain material in two different finishes. Two different textures, which satisfy the demands of the latest trends in kitchen equipment.
- OPTION Sink with removable tap.
- OPTION Appliances from leading brands, including induction hob, cooker extractor hood, electric oven, combi fridge, dishwasher, washer-dryer and microwave ovens.

Installations

- Heating system by under floor heating in bathrooms.
- OPTION under floor heating throughout the house
- Air conditioning.
- Individual production of hot water with solar panels and storage tank.
- OPTION Domotics system.

Plumbing and sanitation installation

- Rigid PVC pipings
- Cross-linked polyethylene pipes with insulation in all hot and cold water installations
- Hot water recirculation system
- Hot water by means of an electric boiler
- Siphonic trap in all bathrooms.
- Soundproofed PVC drainage pipes, including elbows and branches.

Electricity installation

- Low voltage wiring inside homes complying with all current regulations.
- Top quality mechanisms.
- Lighting with fully installed LED spotlights.
- TV sockets in living room, bedrooms and terraces.

Telephone

- Telephone sockets

Swimming Pool

- Outdoor swimming pool 3x7 metres
- OPTION heated swimming pool
- OPTION motorised cover for swimming pool

Communal areas

- Street with articulated pavement and grass to maximize its integration with the environment according to the specific landscaping project, to access the private parking of each of the houses.
- OPTION Pergola on parking and plug for electric vehicles.
- Security system in the urbanization.
- Spacious garden areas with an exclusive landscaping design.

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