

BUILDING SPECIFICATIONS





KITCHENS

Kitchens will be fitted with upper and lower cupboard units, finished in light beige, with a **Silestone** worktop and splashback both in white.

A **Siemens** appliance package is included comprising an oven, induction hob, and extractor fan.

The sink has a vertical mixer tap by **Tres**.

Optional extras are available such as kitchen shelving and breakfast bar, as well as a panelled refrigerator and dishwasher.



BATHROOMS

The two bathrooms on the first floor both have a suspended cupboard unit by **Kyrya**, in the main bathroom, model *L13* with an integrated washbasin and in the second bathroom, model *L44* with double drawers and a washbasin on a countertop from the same manufacturer. Both bathrooms have recessed taps by **Tres**. The courtesy bathroom also has a unit by **Kyrya**, model *C14* with a washbasin and countertop-mounted taps by **Tres**.

To maximise both comfort and aesthetic appearance in the bathrooms, recessed tap fittings by **Tres** are included in the showers, model *Class*, flush-to-floor shower trays and fixed glass shower screens. Suspended WC by **Jacob Delafon**, model *Rodin+* in the main bathroom, and floor-mounted WC in the second bathroom and courtesy bathroom.

Porcelain tile flooring by **Saloni**, model *Byblos*, finished in a natural sand colour, in 75x75cm format. The wet room will be tiled floor-to-ceiling with porcelain tiles from the same manufacturer, the same model, in 120x40cm format, thus creating a harmonious and uniform space.





INTERIOR CARPENTRY

Access to the home is via an armoured security front door. Interior doors will be in natural wood veneered in oak colour with magnetic closing mechanisms.

The fitted wardrobes will have the same characteristics, and include a luggage shelf, hanging rail, and a linen-look melamine interior finish.

All mounting hardware will be stainless steel or matte silver-finish aluminium; handles, doorknobs and locks will be in the same material.



EXTERIOR CARPENTRY

The property has aluminium windows and glazing with a thermal break finished in anthracite. Insulating double glazing throughout the dwelling, with safety glass to living room patio doors.

Motorised rolling shutters in anthracite-coloured aluminium are installed on façades facing the gardens and communal areas. Mallorcan shutters will be installed on street-facing façades.





FLOORING

All interior spaces throughout the homes and the stairs leading to the first floor will have the same **Saloni** porcelain tile, model *Byblos*, in large format (75x75cm) and a natural sand colour.

The terraces will have the same tiling in its non-slip version and 60x60cm format.



FACILITIES

Each property has an **aerothermal system** with a storage capacity of 200 litres to produce domestic hot water. The homes also have **underfloor heating**, powered by an independent aerothermal plant.

Your home has a split-level air conditioning system hidden in the false ceiling with distribution via vents which can be regulated in each room. There is also a mechanical ventilation system for indoor air renewal.

The homes include an LED lighting package, as per the project plans. Telephone and TV-TDT-SAT sockets have been installed in the living room and all the bedrooms and there is also a terrestrial TV aerial and pre-installation for a satellite dish.





EXTERIORS

The outdoor communal areas include a pool and solarium zone.

The private gardens will include topsoil, basic planting, and an irrigation system. The gardens are separated by hedges.

Exterior lighting includes wall lights on the terraces and porches.

Every home has a private, outdoor parking space with direct access and pre-installation for an EV charging point.



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