
LA QUINTA GREENS. SPECIFICATIONS

GENERAL CONSTRUCTION

- Reinforced concrete structure.
- External walls in solid brickwork, thermic-acoustic insulation, plaster board inner face.
- Interior partitioning formed by plasterboard panels with insulation, damp-proof boards in bathrooms, toilets and kitchen.
- External surfaces painted with coloured acrylic paint combined with stone faces.
- Flat roofs with thermal insulation and damp-proof insulation with ceramic floor tiles.

COMMUNAL AREAS

- Electric lifts, 6-person capacity (450 Kg.).
- Gardens and swimming pool.
- Automatic entrance gates to parking with remote control.

APARTMENTS

INTERNAL WALL COVERING

- All interior vertical and horizontal surfaces with smooth finished plastic paint.
- Plaster suspended ceilings in the whole apartment.

FLOORING

- First quality marble 60x60 cm in all rooms and 40x40 cm in bathrooms, with skirting of 10 cm.
- Marble flooring on staircases and communal areas. Wall-mounted light fixtures for stair areas.

BATHROOMS

- First class marble, wall covering in bathrooms.
- Electric under-floor heating in bathrooms.
- Suspended first class porcelain sanitary fixtures.
- Marble vanity top with under-counter washbasin and under-counter cabinet. Mirror above washbasins with anti-steam system.
- Master bathroom with hydro-massage bathtub
- Second bathroom with marble shower tray, hydromassage column and Securit glass shower screen (in 3 bedrooms apartment).
- All hardware will be chromed HANSGRÖHE or similar quality.

KITCHENS

- Fully equipped, according to the following description: vitroceramic hob, oven, microwave oven, integrated dishwasher, extractor hood, fridge (only in 3 bedrooms apartment American fridge), under-counter sink, stone kitchen counter top washing and dryer machine (in 1 and 2 bedrooms apartment washing-dryer machine).
- All electrical white line elements Siemens, Bosch or similar brand.

INTERIOR JOINERY / CARPENTRY

- Internal doors, wood varnish finished.
- Closets as per design, fully lined with interiors and cabinet doors on melamine finish.
- Safe box inside master bedroom closet.

EXTERIOR JOINERY

- Wood varnish main entrance security door, with security lock and brass hardware.
- Windows and external doors on aluminium, with CLIMALIT double-glazing. Motorized shutters in sitting-room bedrooms.

INSTALLATIONS

ELECTRICAL – TV – TELEPHONE LINE

- Main Switchboard integrated on rack including electrical, domotics and telecommunications.
- All electrical appliances will be first quality.
- Adjustable halogen light fixtures installed in all areas.
- Telephone sockets in living-room and bedrooms.
- Installation on development for reception of national channels and dishes for national and international satellite channels.

AIR CONDITIONING – HEATING

- Warm/cool air-conditioning with separate units for living-room and bedrooms.
- Electric under floor heating in bathrooms

PLUMBING – DRAINAGE

- PVC sanitary pipe work. All drainpipes with soundproof insulation.
- Cold and hot water supplied by polyethylene pipe work.
- Electric water heater in each apartment.

OTHER INSTALLATIONS

- Alarm installation with infrared detectors in separated zones.
- Domotic system for: leak prevention in wet rooms, telephone control to alarm, on/off air conditioning, water heater and lighting.
Dimmers in living-room and master bedroom.
- Sound System preinstalation in all rooms.
- Home-cinema preinstalation in living-room.
- Solar Energy instalation for hot water generation.
- Instalation of chimeney in living-room (only in 3 bedrooms apartment).