

---

## **BUENAVISTA DE LA QUINTA SPECIFICATIONS**

---

### **STRUCTURE**

- Reinforced concrete structure.

### **EXTERNAL WALLS**

- Solid brickwork, air camera filled with polyurethane foam, plaster board inner face.
- Partitions between apartments formed by solid brickwork, air camera with fibreglass insulation and plaster boards panels on both sides.

### **PARTITIONING**

- Interior plaster board partitions formed by two PLADUR-type layers ready to be painted. Damp-proof boards in bathrooms and kitchen.
- In every case with fibre glass insulation within boards obtaining high thermal and acoustic comfort.
- Plaster suspended ceilings with moulding in living-room and bedrooms.

### **EXTERNAL WALL COVERING**

- External surfaces painted with coloured acrylic paint.

### **WINDOWS AND DOORS**

- Varnished wood main entrance door to dwelling, with security locks, all brass hardware.
- Windows and external doors on aluminium, with double glazing, two layers of glass separated by a cavity, type CLIMALIT.
- Electric aluminium shutters in bedrooms and living-room.

### **FLOORING**

- Marble first quality in big size pieces 60x60. All skirting of 10 cm
- Bathrooms: Floating slab/screed to provide for under floor heating.
- Kitchens: ceramic flooring tiles to match marble in the rest of the dwelling.

### **ROOFS AND TERRACES**

- Sloped roofs with Arabic style tiles.
- Exterior terraces: ceramic tiles to match with marble.

### **INTERNAL WALL COVERING**

- All interior vertical and horizontal surfaces with smooth finished plastic paint.

### **INTERIOR JOINERY/CARPENTRY**

- Internal doors, minimum 72 cm. wide, varnished wood finished.
- Built-in closets as per design, fully lined with varnished veneer, including shoe rack, suitcase storage overhead shelf, hanger rail and four drawers.
- Digital case inside master bedroom closet.
- Sliding closet doors varnished wood finished.

### **BATHROOMS**

- First class marble, floor to ceiling wall covering in bathrooms.
- Suspended first class porcelain sanitary fixtures.
- Marble vanity top with under-counter washbasin in vanity top.
- Under-counter cabinet to match interior carpentry.

*Note: These specifications are intended for descriptive purposes only and are subjected to modifications for technical and legal reasons or to modifications decided by the project management, however, with no reduction in quality. 10/03/2005.*

- Mirror above washbasins provided with anti-steam system.
- Master bathroom with acrylic spa-bathtubs 80x180cm. Marble tub front. Electric towel dryer in master bathroom.
- Second bathroom with marble shower trays and hydromassage shower column. Securit glass shower screens, and shower door with chrome fittings.
- All hardware will be Hans-Grohe or similar quality.

### **KITCHENS**

Fully equipped, according to the following description:

- Four-plate vitroceramic hob
- Electric oven and microwave oven inox finished
- Integrated dishwasher
- Decorative extractor hood
- American fridge
- Under-counter sink.
- Stone kitchen counter top
- Washing machine, dryer and sink in laundry

Siemens, Bosch or similar brand all electrical white line elements.

### **INSTALLATIONS**

- Electrical, television and telephone lines.
- All electrical appliances will be Bticino or similar quality. Dimmers in master bedroom and living room.
- Adjustable under-counter halogen light fixtures will be installed in living-room, all corridors, bedrooms and bathrooms. Light wiring over dining area. Down lights in kitchen and wall-mounted lighting fixtures on terraces.
- Telephone, radio and TV sockets in all bedrooms, kitchen and living room.
- Installation on development to include aerials for reception of national channels and dishes for national and international satellite channels.

### **AIR CONDITIONING AND HEATING**

- Warm/cool air-conditioning supplied by heat pump with individual silent fan coil units in suspended ceilings. Individual thermostat controls in each room except bathrooms and kitchens.
- Under floor electric heating in bathrooms.
- Installation of smoke chimney and fireplaces with air convention system in living room.

### **PLUMBING AND SANITARY PIPERWORK**

- PVC sanitary pipework; all drainpipes with sound-proof insulation.
- Hot water for each dwelling supplied by electric water heater.
- Water tap on terraces.

### **OTHER INSTALLATIONS**

- Alarm installation with infra-red detectors in all rooms except bathrooms and kitchen.
- Easy Domotic system operated by touch screen including: Smoke detector in kitchen, Leak prevention in wet rooms, Telephonic control to Alarm, On/Off Air Conditioning and Water heater, Control of Shutters and Lights.
- Pre-installation, wiring not included, for music hi-fi system in all rooms and standard home-cinema in living room.

### **COMMON AREAS AND STAIRS**

- Electric lifts: 6 person capacity – 450 Kg.
- Marble flooring matched with ceramic tiles on staircases and common areas.

*Note: These specifications are intended for descriptive purposes only and are subjected to modifications for technical and legal reasons or to modifications decided by the project management, however, with no reduction in quality. 10/03/2005.*

- Wall-mounted light fixtures for stair areas.

**PARKING**

- Polished concrete pavement.
- Automatic opening system to parking.
- Store rooms with galvanized steel ventilated doors and independent lighting and power socket.