

# QUALITY SPECIFICATIONS

## VILLA ALFMA

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### FOUNDATIONS AND STRUCTURES

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

### ROOFS AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in all terraces.

### EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity and extruded polystyrene.
- Exterior wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

### PARTITIONS

- Double hollow ceramic bricks, reinforced with cement mortar. Finished with gypsum plaster work and matt paint.

### EXTERIOR CARPENTRY

- Thermal break aluminum slim profiles , high quality.
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Sliding doors with invisible track (in the floor.)

### PLOT ENCLOSURE

- Street front-1m high wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.
- Wet underfloor heating system throughout the house.

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### **FLOORS:**

#### **INTERIOR FLOORS:**

- Ground floor and basement: Porcelanic Keraben 75x75 cm Mixit White anti-slip tiles.
- First floor: Porcelanic tile Porcelanosa tanzania natural 150x25 cm.
- Staircase: Natural stone.

#### **EXTERIOR FLOORS**

- Ground floor: Keraben Mixit White ant-slip 75x75 cm.
- First floor: Porcelanosa Tanzania Natural anti-slip 150x25 cm.

#### **SKIRTING BOARD**

- White Korian

#### **BATHROOM WALLS**

- Porcelanic tile.
- Basement: Living Ceramics Allure Grey 270x90 cm.
- First floor: Porcelanosa Golden White Nature 120x120 cm.

#### **ACCESS DOOR**

- Security entrance door made in black metal and iroko wood.

#### **INTERNAL DOORS**

- Floor to ceiling smoked eucalyptus wood, with hidden hinges and brushed gold handles

#### **WARDROBE**

- Closets and walk-in closets following detailed design.
- Closets: Wood doors with finger pull and insides in a textile look.
- Different designs in lacquered MDF, natural oak wood and smoked glass.

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### SWITCHES AND SOCKETS

- Hager Berker white/glass , includes led interior lighting.

### LIGHTING

- Downlight LED on ceilings; throughout the villa.
- Cove lighting in the living room and basement
- Other lighting fixtures according to design.

### SWIMMING POOL

- Infinity swimming pool.
- White finished Altoglass Iris Mix White night. Includes exterior shower.

### GARDEN

- Plants and irrigation system included.
- Exterior lighting for villa, terraces and garden.

### SECURITY SYSTEM

- Alarm / Camera / Door station/ Mobile App.

### DOMOTIC SYSTEM:

- KNX+Crestron system, includes lighting, air conditioning and UFH, electric blinds, curtains and audio system.

### KITCHEN

- Low and high units with finger pull smoked eucalyptus wood doors.
- Xtone Liem, dark polished worktop, splashback and island.
- Gaggenau appliances; oven, microwave, dishwasher, fridge / freezer and wine cooler.
- Ceiling extractor system and kitchen by Novy.

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### **BATHROOMS**

- Sanitary ware–Villeroy and Boch, Galassia and Olympia. Including suspended toilets.
- Walk-in shower.
- Taps: Hansgrohe and Axor in special finishes brushed gold and brushed black.

### **BASEMENT**

- SPA with sauna, jacuzzi, showers and vertical garden.
- Home Cinema.
- Bar.
- Wine Cellar.
- Security Room.