

Building specifications

Interior features

- General interior flooring of selected top quality natural stone "GRIS ZARCI" 80x80cm, bush-hammered and brushed finish, including two coats of waterproofing and oil repellent treatment. Interior flooring on the ground floor of top quality SCHOTTEN&HANSEN® parquet, laid adhered, using large format wooden slats 2450-5000mm, different widths 160-360mm and 4.5mm of noble oak wood layer, Fine-Brushed finish. DUROPOLYMER® recessed skirting board.
- Bathroom interiors partially clad with selected top quality natural stone "GRIS ZARCI" cut to size, bush-hammered and brushed finish, including two coats of water repellent treatment.
- Vertical and horizontal walls finished in smooth matt anti-mould plastic paint.
- Tongue and groove pivot entrance door, 100mm thick, in weather-resistant natural lacquered oak, reinforced, with FRITSURJENS® pivoting fittings and three-point security lock.
- Interior carpentry on ground floor with invisible metal frame system and 60mm thick wooden door in the same colour as the walls and matt black design handles. Carpentry on the ground floor and basement with 60mm thick tongue and groove wooden doors in oak wood, natural lacquered, and matt black design handles.
- Built-in wardrobes with floor-to-ceiling hinged solid wood doors in oak wood, natural lacquered, and handle integrated in the door. Interiors coated in bardolino oak melamine, equipped with interior LED light, bars and shelves.

Kitchen

- Fully fitted kitchen in Italian design MOBALCO® brand with a combination of base and wall cabinets and columns in natural oak wood finish.
- Worktops and worktop fronts in top quality selected natural stone "GRIS ZARCI" cut to size, bush-hammered and brushed finish, including two coats of water repellent and oil repellent treatment.
- Hob with two full induction sets, one set of two gas burners and BORA® CLASSIC 2.0 surface fume extraction, with A+ energy rating.
- Integrated multifunction oven MIELE® brand VitroLine design, Obsidian Black, connectivity via the Miele@Home App and A+ energy rating.
- Integrated MIELE® brand coffee bean machine, Obsidian Black, connectivity via the Miele@Home App and energy rating A.
- Integrated microwave oven MIELE® brand VitroLine design, Obsidian Black, with energy rating A.
- Integrated MIELE® brand dishwasher, energy rating A++.
- MIELE® brand Side-by-Side integrated refrigerator and freezer with No Frost technology and A++ energy rating.
- Integrated MIELE® brand gourmet plate warmer, VitroLine design, Obsidian Black, connectivity via the Miele@Home App and energy rating A.
- Steam oven with integrated microwave oven MIELE® brand VitroLine design, Obsidian Black, connectivity via the Miele@Home App and energy rating A.
- LIEBHERR® brand wine cooler for wine ageing with capacity for 83 bottles, two zones and independent temperatures, black glass door, wooden shelves, LCD display for digital temperature indication, Touch control, air circulation cooling, active carbon filter and dimmable LED lighting.
- CRISTALITE® sinks, SCHOCK® brand and three-way taps with osmosis water outlet, swivel and pull-out spout, BLANCO® brand, matt black.

Utility room

- Fully fitted laundry room in Italian MOBALCO® design with combination of units and columns in white

lacquered finish.

- Worktops and worktop fronts in KRION®, integrated sink in the same material and BLANCO® brand taps with swivel spout, matt black.
- MIELE® brand 9 kg front-loading washing machine, connectivity via the Miele@Home App and A energy rating.
- MIELE® brand 8 kg front-loading heat pump tumble dryer, connectivity via the Miele@Home App and energy rating A.

Bathrooms

- INBANI® brand wall-hung bathroom furniture with drawers in different sizes and finishes (lacquered or wood).
- Main bathroom countertop in INBANI® grey stone and INBANI® "PIETRA GREY" countertop washbasin. Rest of INBANI® brand worktops with integrated washbasin, lacquered with UHS technology, in different colours.
- Shower trays made of selected top quality natural stone "GRIS ZARCI", made to measure, bush-hammered and brushed finish, including two coats of waterproofing treatment.
- Transparent safety glass shower enclosures and matt black fittings.
- DURAVIT® brand wall-hung sanitaryware, model ME by STARCK®, white colour, rimless technology and cushioned cover. Double flush mechanism, black glass, GEBERIT® brand.
- Built-in mixer taps, both in showers and washbasins, matt black finish, DORNBRACHT® brand, model META02.
- Italian-designed shower heads, ANTONIO LUPI®, model METEO with remote-controlled chromotherapy. Main bathroom shower head with waterfall and rainfall function.
- Designer bathtub in master bedroom in CRISTALPLANT® with waterfall effect filling and concealed remote controls, BOFFI® brand, TERRA model.
- INBANI® mirrors with integrated LED lighting.
- DORNBRACHT® matt black bathroom fittings, TARA LOGIC model.

Terraces

- General exterior paving of selected top quality natural stone "GRIS ZARCI" of 80x80cm, bush-hammered and brushed finish, including two coats of waterproofing and oil repellent treatment.
- Water inlets and rainwater drainage system.
- Lighting, TV sockets and power sockets.

Garage

- 60x60cm TAU CERAMICA® porcelain stoneware tile flooring.
- Automatic sliding doors for vehicle entry and exit, with anti-crushing security devices and remote control.
- Recharging point for electric vehicles, SIMON® brand, with the possibility of choosing between 7.4Kw fast charge and 3.7Kw basic charge.

Heating and air conditioning

- UPONOR® underfloor heating, with individualised temperature control for each room by means of thermostats.
- Hot/cold ducted air conditioning by means of heat pump, individualised per room with thermostat control, with energy rating A++.

Air renewal

- Renewal of the air inside the home by means of a double-flow mechanical ventilation system with heat recovery and "free cooling" technology, ZEHNDER® model COMFOAIR Q600, which guarantees air quality

through continuous renewal and user-adjustable flow.

Plumbing and sanitation

- Domestic hot water production by means of HEATSUN® brand solar thermal collectors and support by means of BAXI-ROCA® brand high-performance natural gas condensing boiler with energy rating A.
- THERM-NIBE® brand 500L domestic hot water storage tank.
- General shut-off valve and independent shut-off valves in each wet room.
- Hot and cold water inlets for kitchen and laundry appliances (dishwasher and washing machine).
- MIDEA® brand reverse osmosis for kitchen taps.
- HIDRO-WATER® brand water softener.
- GREYWATERNET® grey water tank for the treatment and reuse of water from sinks and showers in toilet cisterns.
- ESPA® brand pressure group for sanitary cold water network and pressure group for irrigation network.

Electricity and telecommunications

- All rooms have analogue and digital terrestrial TV, digital radio (DAB) and FM and telecommunications access infrastructure.
- Installation of WIFI transmitters in the house for better access to the wireless network.
- SIMON® brand electrical mechanisms, model SIMON 82 CRISTAL BLANCO NATURE.
- Interior and exterior lighting by means of designer spotlights and indirect lighting in wet areas, all with low energy consumption LED technology.
- Colour video intercom, ZENNIO® brand.
- Installation of satellite dish for access to ASTRA or SKY satellite and international channels.
- Installation of LONGI® brand photovoltaic collectors and FRONIUS® brand inverter.

Home automation

- Complete home automation network using ZENNIO® brand KNX system, installation of screens to control the home automation network, pushbuttons to control elements and create scenes, remote control via mobile App and control of the following elements of the home:
 - . Indoor and outdoor lighting: Switching lighting on and off and dimming.
 - . Irrigation: Switching on and off of irrigation zones and timer control.
 - . Air conditioning and heating: Switching air conditioning on and off, flow control, temperature control and temperature timer control.
 - . Motorised balcony doors: Opening and closing of balcony doors.
 - . External blinds: Opening and closing of blinds.
 - . Pool lighting: Switching the lighting on and off, dimming and RGB colour change.
 - . Air renewal: Switching the air renewal on and off and controlling the flow rate.
 - . Video door entry system: Visualisation and opening of the external barrier.
 - . Access control to the home: Access control by means of programmable electronic keys.

Exterior carpentry

- High-quality, motorised aluminium joinery, REYNAERS® brand, with thermal break, invisible frame system and minimalist design.
- Double laminated glazing with air chamber and solar control.
- VELUX® brand skylight in main bathroom, electrically operated.
- Exterior solar protection on the ground floor by means of RENSON® brand motorised exterior blinds, with wind resistance of up to 130km/h.
- COMENZA® laminated glass railings.
- Electrically operated iron gate.

Other installations

- OTIS® lift with a system that uses the energy generated to save energy, with stop on all floors and automatic doors, equipped with alarm and telephone service for emergencies, stainless steel finish, natural stone flooring like the rest of the house and LED lighting.
- Infinity" swimming pool tiled with 30x60cm porcelain stoneware tiles by ROSAGRES®, model MISSTERY GREY, filtration equipment, low salinity salt electrolysis equipment, automatic PH control equipment and chlorine dosage, all ASTRALPOOL® brand and lighting with remote control and RGB selection for the same.

Structure

- Reinforced concrete structure with waffle slabs and metal and reinforced concrete pillars.

Façades and roofs

- Façade enclosures made up of a double sheet of cladding (14cm thick hollow brick and 10cm hollow brick on the main façade and 25cm thick concrete wall and 10cm hollow brick on the rest of the façades) and 6cm of insulation on the inside, clad with perliescayola on the inside face.
- Main façade clad with WEBER® façade system, with photocatalytic capacity, scraped finish.
- Roofs with asphalt waterproofing, 12cm thick thermal insulation and 33x33cm porcelain stoneware tile finish with C3 non-slip finish.

Interior partitioning

- Interior partitions of brick, 10cm thick, and perliescayola.
- Laminated plasterboard false ceiling, with low water absorption in bathrooms and kitchen.

Energy Certificate

Energy certification for buildings kg/CO2m2

