SPECIFICATIONS

SINGLE-FAMILY HOME ABANILLA

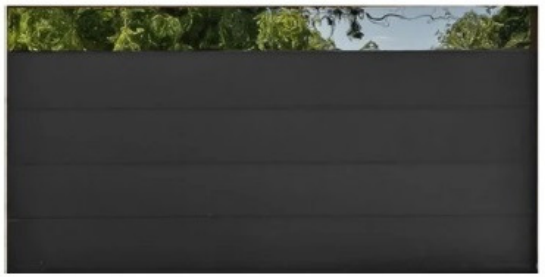
These single-family homes will be built using the highest quality materials currently available in the construction industry.

The entire construction process will be carried out with the necessary quality controls to ensure proper execution.

The materials to be used will be the following:



FOUNDATION
The foundation system used for the houses will be a reinforced concrete slab. It will start from the corresponding level and will guarantee the resistance specified by the corresponding geotechnical study.







STRUCTURE
The building will be constructed with a steel frame structure of pillars and beams. It will comply with fire safety requirements and all applicable regulations. If necessary, reinforced concrete retaining walls will be constructed for soil and underground plant support.

METALWORK
The windows and entrance doors will be made of aluminum, lacquered black.
The windows will be sliding with motorized black blinds.
They will have multi-layered glass and an air gap. The aluminum frames will have thermal break technology.



WOODWORK
The wardrobes and doors in the house will have an interior wooden frame and will be finished in white lacquered wood with black handles.
The exterior door will be a solid security door.

FACADES
EPS type, between 10 and 12 cm thick, lined with an 8 cm layer of rock wool insulation and a double layer of plasterboard finished with white plastic paint. The exterior finish of the facade will be sprayed mortar.

The images shown are for illustrative purposes only. The finishes, materials, furniture, decorative elements, and equipment shown in these images may not exactly match the actual finished property; the provisions of the final technical and contractual documentation will always prevail.



FINISHES

Flooring: The flooring will be rectified porcelain tiles in a 90x90 format with three models to choose from in Pearl, Light, and Mud tones. If no choice is made before construction, the Light model will be used throughout the entire apartment, and the three different colors will be used in the bathrooms.
Ceilings: (Plasterboard panels finished with smooth white distemper paint)

Paint: Interior partitions will be finished with white plastic paint.

Bathrooms.
Flooring: (Porcelain tiles) The flooring will be rectified porcelain tiles in a 90x90 format with three models to choose from in Pearl, Light, and Mud tones.



Tiling: The interior tiling of both walls and floors will be first-quality rectified porcelain tiles. The three bathrooms will be fully tiled, as will the kitchen backsplash. Three porcelain tile colors to choose from: Pearl, Light, and Mud, in a different format than the floor. The kitchen backsplash will be the Light model across the entire wall unless otherwise selected.
Model: Prismacer ceramics, Pris. Brighton Grey.



Sanitary ware: Roca The Gap toilet, white washbasin with a wall-hung vanity unit with two drawers and LED mirror.

Shower enclosure: transparent with black trim.

Taps: finished in black.



ADDITIONAL INSTALLATIONS AND EQUIPMENT

-Video intercom installation.
-Installation of 5 television points:
  3 in bedrooms
  1 in living room
  1 outside
-Installation of antenna, internet point, and Wi-Fi.
-Installation of the necessary light points to achieve optimal lighting throughout the house.
-Recessed interior lighting.
-The switches are NIESSEN brand in white.
-Air conditioning and heating are installed throughout the house.
-Pre-installation for a photovoltaic system.
-Interior doors:
  Designer metal pedestrian entrance door with sheet metal slats. Black color and electric opening.
  Motorized sliding gate for vehicles with double remote control.
  Metal front door to the house, black color.
-The exterior will be finished with special outdoor porcelain tiles, artificial grass, and decorative gravel.

-The swimming pool will be in the front garden, approximately 2.50 x 5.50 meters or 3 x 6 meters.
Depending on the manufacturer. The pool will be made of fiberglass/resin unless the client requests a different model during construction and it can be made. This could be in porcelain tile or another desired material. All of this will be done before excavation begins. A budget will always be agreed upon and paid for by both parties to carry out the change.
-The kitchen will be fully equipped with plain white cabinets and appliances (oven, range hood, microwave, refrigerator, cooktop, and sink with a single-lever tap). The countertop will be black or white with a veined pattern.





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