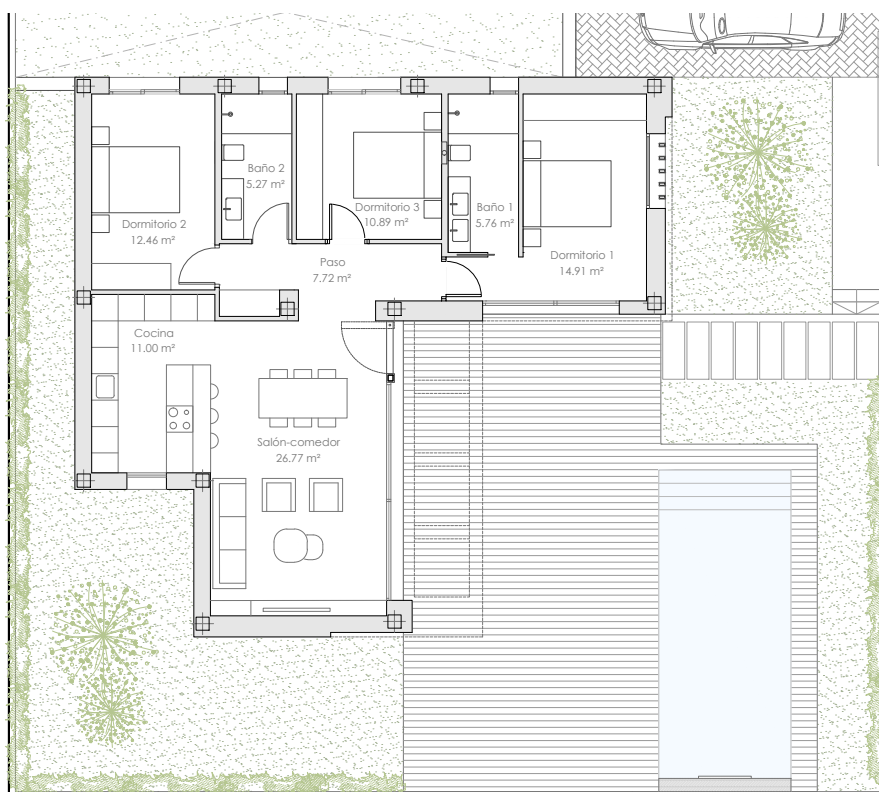


575.000 €



new all on one floor model



# memorandum of qualities

## Structure, exteriors and insulations.

High density steel armed concrete base with a ventilated air-chamber underneath, including terrace area's form the villa and English patio on basement level. Built with 40 cms pillars in reinforced concrete between floors. Side walls insulated in water and humidity-proof polystyrene covered with gravel. Multiple roof cover with intrudated poliestirine, concrete and waterproof layers and covered with walkable tiling.

Side walls finished in double ceramic brick with interior finishing in stamped rockwool. Exterior finish in concrete and covered with a maintenance free marble mix in white colour. Except the outstanding module which is finished to the exterior in Porcelanic tiles in color in large format

Special mentioning for the Aluminium window frames A+ quality and 24 Mms double glass finished with sun-filter UVA on South West facing windows for optimum Acoustic and Thermic Insulation.

Energy Certificate on Completion: Project in A+

## Floors Walls, Tiling

We chose a large format Porcelanic tiling throughout the villa and terraces of one type and decor. Our large rectified 80 x 80 Cms tile is from C3 quality, allowing exterior use, anti-slip and resistant to climate changes. The unity in design creates an ongoing effect so that all interior and exterior spaces look effortless accessible. The frames of the patio windows in lounge kitchen area are inbedded on each floor level and wheelchair-frindly, amplifying the effect of space.

Bathroom and shower area's have integrated sewerage in the floor, covered with the same tile. Part of the wall tiling, according details of our interior architect. We combine the color scheme with natural materials and other porcelanic wall tiling from floor to ceiling, using tastefull colorscheme's. The side boards of the tiles in lounge and bedrooms are integrated in the plaster, creating the clearest possible lines all around the villa.

## Bathrooms

Porcelane wall suspended toilet with cover including brake and wall integrated disposers. Minimalist taps with hand-shower and rain-shower on ceiling height. Vanity unit with integrated sink. Shower seperation in security glass. In master bedroom toilet area separated in acid-safety glass cabin. Incorporated LED apps in ceiling and mirror. floor heating controlled by individual thermostates in all bathrooms.

## Carpentry.

Timber and white coated doors from floor to ceiling with embedded grids and magnetic locks for maintenance free use over the years. Doors in security glass in all bathrooms, combining closing of door with opening of shower-area. Wall integrated wardrobes from floor to ceiling with interior division with shelves, drawers and hanging compartments. Aluminium window frames in various colors prepared for optimum climate and acoustic controll, including Thermic barriere. Double glass of 24 Mms finished with UV-A sun filter.

Electric blinds in aluminium with paralel electronic controll.

Security front door with multiple locks , interior finish in Aluminium, Exterior finish in wooden decor. Balustrades and bannisters.integrated in the structure with security glass

**Paint:** Smooth white finish plastic coated satinated paint on plastered walls.

## White goods.

Aerothermic waterheating system. Ariston or similar, Ceiling integrated digital extractor unit. Floor heating in bathrooms.

Vitro-ceramic Induction Hob, Bosch or similar.

Combined integrated fridge freezer, two doors.

Dishwasher, Oven and micro-wave and winery for All Bosch as in showhouse : 6.500 €

Electric engine for Car-gates: 975 €

Saline system for pool: 2.250 €

Pool heating system: 3.750 €

Airco for two floors, Midea: inverter: 9.500 €

5Kwh solar panels instalation with inverter and battery for emergency use : 13.500 €

Solarium: in study



## Electric Installation and Technology.

Electric installation protected with thermic and intensity brakes, apt for 9,75 Kwh installation Certificate. Prepared for domotic use. Main switch board with divisions for electric groups, properly indicated for destiny. separate board for communications , TV, telephone and WIFI Switches, plugs in Legrand serie's or similar Integrated LED Apps in Interior and Exterior, Pre-Installation of airconditioning by conducts, seperated by floor with extensions to roof for installation of equipment. -Installation of Airco by conducts by use of athermic installation. Combined with Athermic water-heater of 120 Ltrs. Ariston or similar for ecologic energy use.

## Kitchen

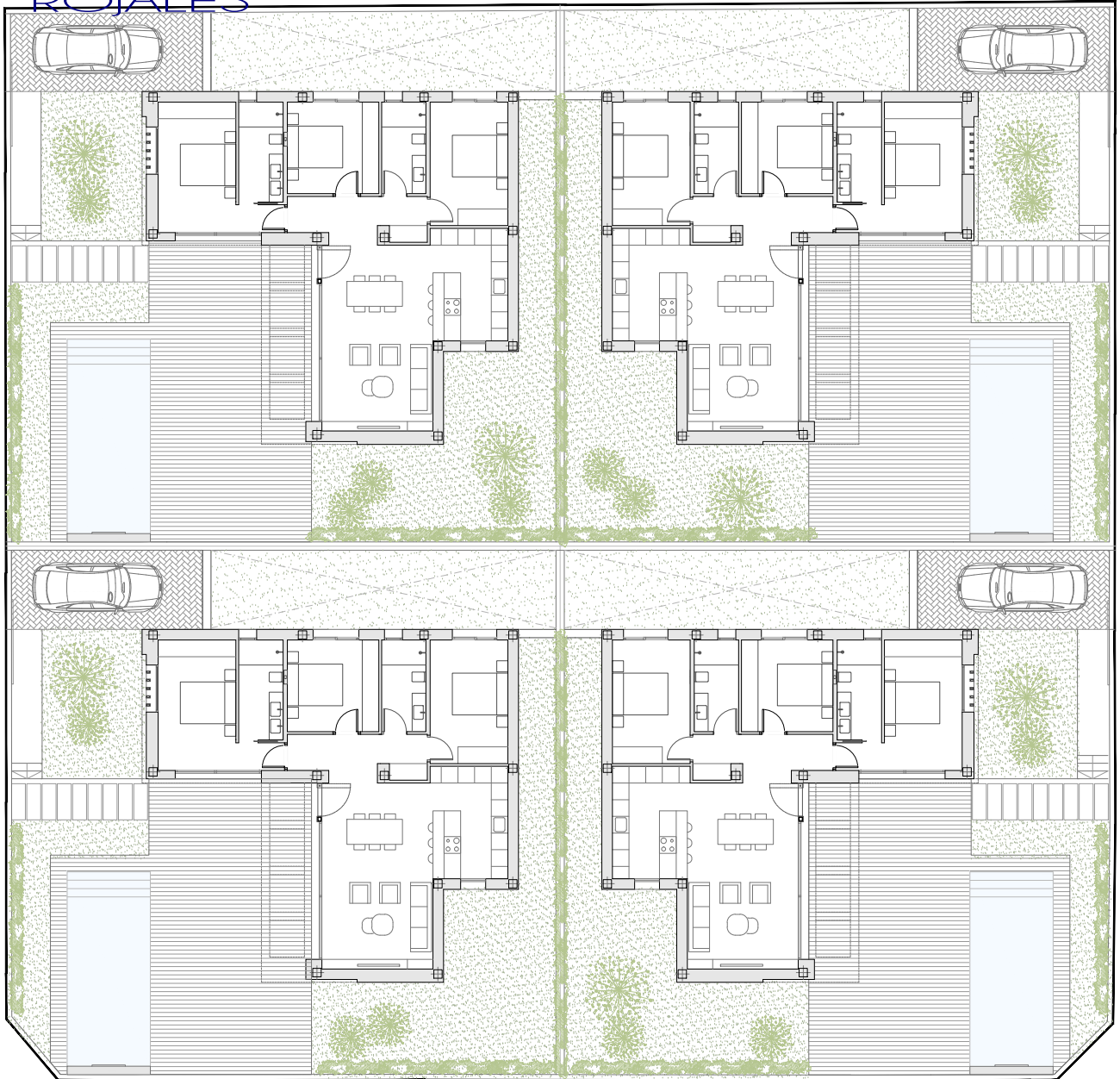
Designer's kitchen of A+ quality from recognised manufacture. Bar area with large drawers with interior divisions and integrated dishwasher, induction hob and ceiling integrated air-extraction. Professional kitchen tap with epoxy sink in similar color to Dekton worktop or similar. Sideboard of kitchenbar in Dekton or similar.

Closed wall unit with integrated whitegoods; oven, micro-wave, fridge freezer combi and hidden bararea with space for coffee machine, juicer with vertical opening.. Wall unit



**PARCELA M 7.2**

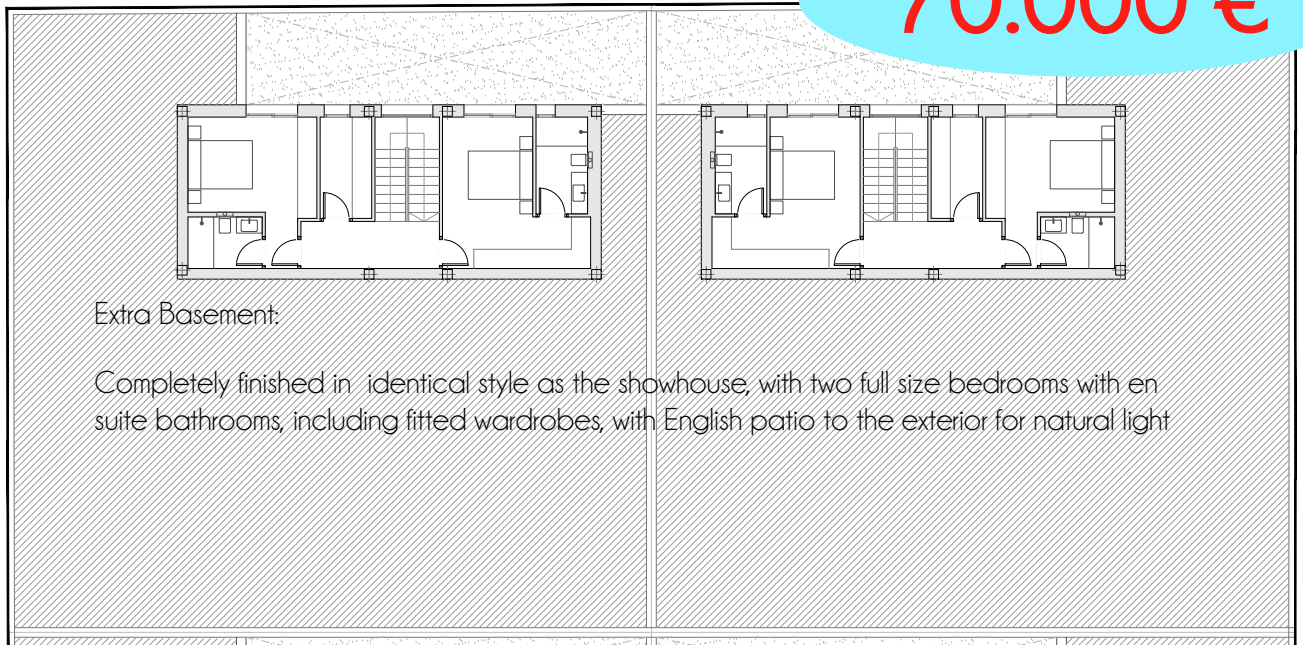
Sup. Const. Planta superior = 117,50 m<sup>2</sup>  
 TOTAL = 117,50 m<sup>2</sup>  
 Terraza + piscina = 91,20 m<sup>2</sup>



**PARCELA M 7.2**

Sup. Const. Planta superior = 117,45 m<sup>2</sup>  
 Sup. Const. Planta Inferior = 71,20 m<sup>2</sup>  
 TOTAL = 188,65 m<sup>2</sup>  
 Terraza + piscina = 91,20 m<sup>2</sup>

**70.000 €**



Extra Basement:

Completely finished in identical style as the showhouse, with two full size bedrooms with en suite bathrooms, including fitted wardrobes, with English patio to the exterior for natural light