



FONT DEL LLOP

VILLAGE

Life Begins

VILLAS MAKALU II

**BUILDING
SPECIFICATIONS**



FOUNDATIONS

The foundations are made using a system of isolated footing and reinforced concrete grade beams in line with the geotechnical investigation that has been carried out.

STRUCTURE

The structure is built using reinforced concrete pillars and beams and waffle slabs with permanent coffering. All the metal frames of the structure are joined and connected to a ground ring that helps carry any possible electrical charge away from the house.

ROOF

The thermal-acoustic insulation is created using sheets of extruded polystyrene and roofing felt is used for the waterproofing. The walkable flat roof is private and it has a non-slip C3 ceramic tile finish. There is a technical area on the roof to install aerials and exterior air conditioning units.

FAÇADE

All the façade cladding is made using a double layer of ceramic bricks with a ventilated chamber, thermal and acoustic insulation, which is finished off with a white monocouche waterproof render. Natural stone and single-piece aluminium roof drip edge flashing will also be used for the different finishes, which are easy to clean and are highly resistant to harsh weather conditions. Façade painted white, with special paint for exteriors

THERMAL AND ACOUSTIC INSULATION



The different insulation used is:

60 mm Grafipol Tr32 (expanded polystyrene EPS panels) for the façades.

75 mm Donpol verde (hydrophobic expanded polystyrene EPS-h) panels on the roofs.

NOPAS 26mm expanded polystyrene underfloor panel (lower consumption underfloor heating).

MASONRY AND INSULATION



Interior ceramic brick partition walls.

INTERIOR WALLS AND CEILINGS



The walls are finished off with skim coating and washable emulsion paint.

KRUF brand model 4Pro plasterboard ceiling panels throughout the house, which are moisture resistant in the exterior areas and bathrooms (or similar)

Demountable bathroom ceiling, which makes it easy to check the ventilation and the interior air conditioning units that are installed there.

Washable emulsion paint on the flat walls.

INTERIOR FLOORING AND TILES



Porcelain tile flooring wood imitation or similar

Top quality porcelain stoneware bathroom floor tiles.

Top quality porcelain stoneware bathroom wall tiles.

Lacquered metal stairs with a porcelain tile finish.

EXTERIOR PAVING AND TILES



23cm X 120cm pieces of wood effect porcelain stoneware paving tiles with a non-slip surface on the porches and terraces and roof OSLO BEIGE.

JOINERY AND EXTERIOR WINDOWS



Thermally broken aluminium window frames in a graphite grey colour, CLIMALIT double glazing and Guardian Sun on the balcony/patio doors and windows, which together guarantee thermal and acoustic insulation.

Pre-wiring for automatic sunblinds on all the windows of the house.

Double glass balustrades with a stainless steel profile.

INTERIOR JOINERY AND WINDOWS



Multi-point lock reinforced front door.

Built-in cupboards with swing doors that are lined inside, they have a top section and a garment rail.

White lacquered interior doors and wardrobe doors.

Wardrobes with shelves and drawer units.

PLUMBING AND BATHROOM FITTINGS



Water-based underfloor heating using the DHW system of the house in all the rooms.

Walk-in shower with glass shower enclosure.

Roca brand The GAP model wall-hung bathroom fittings, or something similar.

In bathroom 1: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

In bathroom 2: Shower column and shower attachment, thermostatic tap. One-piece washbasin in pedestal design, as show house.

In bathroom 3: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

The DHW is produced using a Panasonic Aquarea brand AEROTHERMAL heat pump, to run a 200 litre hot water storage tank with electrical resistance heating.

ELECTRICITY



High grade 9.2 kW electrical wiring in the house.

Surge protectors and circuit breakers.

Interior wiring with JUNG or a similar brand of pattrass boxes.

Flame retardant electrical conduit system for the wiring.

White JUNG series LS900 switches.

TV sockets in the living room, in each bedroom, on the roof and terrace.

Ethernet jacks in the living room and bedrooms.

USB sockets in the living room and master bedroom.

Pre-wiring for internet that is supplied by the chosen internet connection service supplier.

Outdoor lighting on the terraces.

Pre-wiring for video intercom or any other two-way communication electronic device.

Led lights throughout the house.

Alarm pre installation.

HVAC



HVAC installation (hot-cold air) by means of a ducted air source heat pump, the exterior unit or the heat pump is installed on the roof. Aquarea Model Panasonic brand. Calculated for the size of each house.

AIRZONE HVAC control system.

Underfloor heating with water underfloor heating through the house's own hot watersystem in all rooms.

TELECOMMUNICATIONS



Communal aerial installation.

KITCHEN



ARANCUCINE brand kitchens or similar.

The kitchens are fully fitted out with top and bottom kitchen cabinets (customized options available).

Laminam or a similar brand of porcelain countertops and backsplashes.

Soft closing drawers, cooking column included for a conventional oven and microwave. Extractor hood fitted in the top cupboard.

Sink fitted under the countertop and Hansgrohe or similar taps.

Household electrical appliances included (check references).

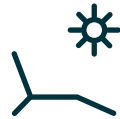
White finishes with customized options available, handles fitted on the cabinet doors.

UTILITY AREA



Additional module to install the DHW system, washing machine and dryer.

SOLARIUM



There are private stairs that go up to the solarium from the house.

Solarium with different areas to use, one of them has a laminated Swedish pinewood pergola (which has been treated for outdoor usage).

TV socket and a plug.

A tap.

GARDENS AND SWIMMING POOL



Private swimming pool with a non-slip fossil style natural limestone paved area around it, which has an excellent thermal performance.

Swimming pool shower installed and landscaped area.

Outdoor parking spaces included in the plot.

Cypress perimeter fence.

Outdoor area (entrance) and indoor area (swimming pool) artificial grass, Mediterranean plants and trees with drip irrigation system with wifi activation.

BASEMENT

Access from the staircase inside the house (the staircase leading down is finished).

The basement would be delivered in rough floor, walls and ceilings.

Reinforced concrete walls, with admixture SR.

Everything is left ready to be able to put all the light points, antenna and sockets that the client requests later on.

Junction box connected to the main switchboard of the house.

CUSTOMIZING THE VILLA

The following finishes can be chosen free of charge from the customization catalogue:

- Ceramic/laminate (wood) flooring of the house.
- Bathroom furniture.
- Taps.
- Bathroom and kitchen tiles.
- Finish of kitchen cabinets and countertop.
- Electrical household appliances

**** ALL THE VILLAS HAVE A TEN-YEAR BUILDERS WARRANTY THAT COVERS ANY STRUCTURAL DEFECTS IN THE HOUSES.**



EXTRAS, everything that is not included in this specifications will be considered an extra. They will only be made upon request and prior acceptance by the developer. An estimate will be presented to the client and once accepted and paid for, it will be executed.



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