



**FONT DEL LLOP**

VILLAGE

*Life Begins*

**VILLAS EVEREST**

QUALITY  
SPECIFICATIONS



## FOUNDATION

The foundations are made by means of a system of reinforced concrete footings in accordance with the prescriptions and recommendations dictated by the geotechnical report.

## STRUCTURE

Structural system in compliance with current regulations.

Basement structure with reinforced concrete walls.

General structural system of the house using reinforced concrete pillars and beams and waffle slabs with a non-recoverable cassette.

All the metal reinforcements of the structure are connected together and in turn connected to Qan earthing ring that diverts any possible loads away from the dwelling.

## COVER

Thermal-acoustic insulation in compliance with the Technical Building Code, with XPS extruded polystyrene panels and waterproofing with asphalt sheeting on all terraces suitable for outdoor use.

Passable terraces will be finished with non-slip ceramic tiles.

Non-trafficable terraces shall be finished with white gravel.

On the roof there is a technical area for the installation of antennas and outdoor air-conditioning units.

## FACADE

All façade enclosures are made according to CTE requirements, using double ceramic partition walls with intermediate thermo-acoustic insulation.

Façade finished externally with white waterproof single-layer mortar, finished with special paint for exteriors, highlighting some volumes of the building with walls clad with natural stone masonry.

Aluminium copings and drip traps made of one-piece aluminium, easy to clean and highly resistant to aggressive environments.

Glass railings that do not break the continuity of views of the golf course.

Part of the first floor terraces are covered with wooden pergolas that filter the light.

The ground floor has a covered porch and open terraces.

## MASONRY AND INSULATION



Thermal and acoustic insulation in walls, ceilings and floors throughout the house in compliance with the requirements of the Technical Building Code.

The interior partition walls will be made with simple 9 cm thick ceramic brick partition walls.

Walls finished with plaster.

Ceilings throughout the house with laminated gypsum board, with water-repellent board in exterior areas and bathrooms.

Formation of window curtains with plasterboard.

Removable false ceiling in gallery where the ventilation and indoor air conditioning unit is installed.

Final finishing of vertical and horizontal walls with smooth, washable plastic paint.

Access staircase to basement made of structural concrete with steps made of porcelain stoneware like the rest of the house.

Access staircase to the second floor made of black lacquered steel with glass railing and steps in porcelain tile imitation wood.

## FLOORING AND TILING



Top quality porcelain stoneware flooring in all the interior rooms of the house.

Top quality porcelain stoneware tiling on bathroom walls.

In exteriors, non-slip porcelain paving on porches, terraces and roofs.

## JOINERY AND GLAZING



Aluminum exterior carpentry with thermal break in anthracite color 7016, double glazing with CLIMALIT type air chamber and Guardian Sun on balconies and windows, guaranteeing overall thermal and acoustic insulation.

Double glazed railings with stainless steel profile.

Reinforced access door to the house, three locking points, with exterior wood cladding.

Interior doors in white lacquered MDF, floor to ceiling, with magnetic lock.

Sliding doors built into partition wall with metal drawer.

Built-in closets from floor to ceiling with white lacquered hinged doors and integrated handle. Lined inside with textile melamine.

Electric blinds on all bedroom windows.

Closets dressed internally, with compartmentation by means of shelves and drawers arranged in the different modules. Metal hangers for short garments and another for coats.

Motorized roller blinds with saxscreen fabric with individual controls for each bedroom and another general one.

## PLUMBING AND DRAINAGE



Shower trays integrated in flooring.

Premium quality wall-hung sanitary ware with concealed cistern.

In bathrooms, built-in shower kit with thermostatic taps, with column and handle, top quality.

Washbasin on vanity unit in all bathrooms, with top quality taps.

DHW is produced by means of an AEROTHERMIA heat pump, maintaining a 200-litre hot water storage tank with occasional support from an electrical resistance.

Provision of taps for watering terraces and gardens.

## ELECTRICITY



Housing with high grade electrical installation 9.2kw.

Protected against overcurrents and short circuits.

Interior installation with top quality JUNG or similar mechanisms.

The wiring will be housed in fireproof tube.

TV sockets in living room, bedrooms and terraces.

Data sockets in living room and bedrooms.

USB socket in living room and master bedroom.

Installation prepared for internet connection subject to external connection provider.

LED lighting throughout the house, warm light temperature color 2,700K - 3,000K, dimmable in living room and master bedroom.

Electrical pre-installation for automatic blinds in all the windows of the house.

Alarm installation.

Monitoring of parameters.

Control of elements.

12 Ja Solar 550Wp panels.

1 Fronius Primo GEN24 6.0 inverter of 6 kW.

Customized roof structure with ballasted concrete, in galvanized steel and aluminum, with horizontal and vertical arrangement of panels with 7° of inclination to the roof.

## AIR CONDITIONING



Aerothermal air-conditioning installation by means of ducts, the outdoor unit or heat pump is located on the roof. Calculated for the dimensions of each dwelling.

AIRZONE zone climate control system in all rooms.

Underfloor heating with water underfloor heating through the house's own DHW system in all rooms.

## TELECOMMUNICATION



Installation for telecommunications connection according to current regulations.

## KITCHEN



Minimalist kitchen design in white, with high quality materials.

They will be fully equipped with island, wall and base units, fitted with Blum fittings, self-locking drawers and openings by means of a system of gates.

Column area equipped with modulation that houses a panelled fridge, a column for integrating a microwave oven and cupboards for storage.

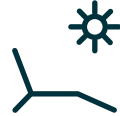
Laminam or similar porcelain worktop and front.

Appliances included.

Top quality sink and taps.

Washing area consisting of a column area to house, aerothermics, washing machine and tumble dryer, storage space and additional sink.

## SOLARIUM



Two solarium terraces with different areas of use, with areas covered by a pergola of laminated Swedish pine wood treated for outdoor use.

## GARDENS AND SWIMMING POOL



Private swimming pool with 42 m2 of water surface.

Installation of a shower for the swimming pool.

Landscaping of the rest of the plot with Mediterranean gardening in a minimalist style, designed around simple and elegant natural spaces, delimited by structural elements and autochthonous plants.

Environmentally sustainable and low maintenance garden that projects an image of neutral colours integrated into the surrounding landscape.

Installation of drip irrigation network with wifi activation.

## BASEMENT

Basement consisting of garage area for 3 vehicles, utility room, access area with stairs to the interior of the house and two rooms.

Access door for vehicles of 3.5 m wide, automatic with remote control.

Pavement finished in polished concrete.

Reinforced concrete walls with walls finished with plaster and plastic paint.

False ceilings of laminated plasterboard and plastic paint.

Everything is prepared for the subsequent installation of all the light points, antenna and sockets requested by the client. Junction box connected to the general switchboard of the house.

Installation of electric charging point in the basement, with personalized control via app, v2C Trydan - 7.4kW.

## CUSTOMISATION OPTIONS

The following finishes can be chosen in accordance with the Personalisation Catalogue. Depending on the chosen finishes, these may or may not carry an extra cost.

- CERAMIC FLOORING OF THE HOUSE AND TILING OF BATHROOMS
- BATHROOM FURNITURE
- TAPS AND FITTINGS THROUGHOUT THE HOUSE
- KITCHEN FURNITURE FINISHING AND MODULATION
- DOMESTIC APPLIANCES
- ENCIMERAS
- FITTED WARDROBES



**EXTRAS, everything that is not included in this building specifications will be considered an extra. They will only be carried out on request and with the prior acceptance of the developer. An estimate will be presented to the client and once it has been accepted and paid for, it will be executed.**



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