

## SPECIFICATIONS LIST FOR VILLA IN PARAISO ALTO 442

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### 1.- STRUCTURE & FOUNDATIONS:

- Foundations will consist on spot and linear reinforced concrete footings connected with stabilizing reinforced concrete beams.
- Reinforced concrete pillars, reticular horizontal slabs and inclined slabs.

### 2.- ROOFS:

#### 2.1.- INCLINED ROOFS:

- External finish: old ceramic roofing tiles combined with new ceramic roofing tiles.
- Internal finish: Plaster panels (escayola).
- Waterproof layer and thermal insulation (5 cm. Of polyurethane foam).

#### 2.2.- FLAT ROOFS:

- External finish: asphalt membrane, Styrofoam insulation and gravel finishing.
- Internal finish: suspended plaster ceiling.

### 3.- BRICKWORK:

#### 3.1.- EXTERNAL WALLS:

- External finish: cement rendering.
- External layer: 12 cm. Wall done with perforated ceramic bricks.
- Insulation layer: 5 cm. of polyurethane foam.
- Air cavity.
- Internal layer: 7 cm. ceramic brick wall.

#### 3.2.- Internal division walls:

- Ceramic brick walls (7 cm. bricks)

#### 3.3.- SUSPENDED CEILINGS:

-Flat ceilings: Suspended plaster ceilings with a decorative L shaped moulding in every perimeter and U shaped moulding in front of the windows to hide the curtain rails.

-Removable areas (to access the AC units) in the bathrooms: painted MDF boards.

-Inclined ceilings: suspended plaster ceilings with decorative moulding for indirect light.

### 4.- WALL TILES:

#### 4.1.- BATHROOMS:

- Material: First quality Crema Nácar marble.

- Finish: polished or brushed.
- Size: 60 x 30 x 2 cm.
- Installation: Horizontal, aligned.
- Grouting: 2 mm.

## 5.- FLOORS:

### 5.1.- GENERAL FLOORS:

- Material: First quality Crema Nácar marble.
- Finish: polished or brushed.
- Size: 60 x 60 x 2 cm.
- Installation: aligned.
- Grouting: 2 mm.

### 5.2.- BEDROOMS AND DRESSING AREAS FLOORS:

- Material: Floating wooden floor (Surco / bicapa / Oak).
- Finish: Natural oak layer (5 mm), tinted in selected color..
- Size: 19 x 180 cm. strips.

### 5.3.- BATHROOM FLOORS:

- Material: First quality Crema Nácar marble.
- Finish: polished or brushed.
- Size: 60 x 60 x 2 cm.
- Installation: aligned.
- Grouting: 2 mm.

### 5.4.- PORCHES AND TERRACES:

- Material: Porcelanic tile for elevated terrace floors.
- Finish: Antislip (C3 class)
- Size: 60 x 60 x 2 cm.
- Installation: aligned.
- Grouting: max. 2 mm.

## 6.- WOODEN CARPENTRY:

### 6.1.- EXTERIOR DOORS:

- Entrance door: Security door with iroco wood in horizontal strips.
- Garage door: Sectional steel panel door.
- Gates: Steel tube frame with metal sheet cladding.

### 6.2.- WINDOWS:

- Aluminium profile with broken thermal bridge and double glazing (6/14/6):
  - Strugal S125 RP for sliding doors.
  - Strugal S53RP for hinged windows.

### 6.3.- INTERIOR DOORS:

-Solid MDF doors in a lacquered finish with hidden hinges and stainless steel fixtures.

### 6.4.- CUPBOARDS:

-Solid MDF doors in a lacquered finish.  
-Steel hanging bars, drawer units and shoe racks.

### 7.- GLASS:

-Shower doors: 6 mm. Tempered glass with stainless steel hinges and accessories.  
-Window glazing: double glass (6+14+6)

### 8.- SHUTTERS:

-Preinstallation for motorized aluminium shutters in bedrooms and bathrooms.

### 9.- PLUMBING:

-Uponor PEX.  
-Decalcifier preinstallation.  
-Hot water supply with solar panels system and heat pump backup (DAIKIN ALTHERMA).

### 10.- DRAINAGE:

-PVC tubes.  
-Separate lines for waste water and rain water.

### 11.- ELECTRICITY & AUTOMATION:

-Conventional electricity system.  
-Dimmed lighting circuits in main rooms.  
-Switches type JUNG/LS 990/ White.

### 12.- AUDIO/VIDEO:

-Audio preinstallation (speakers preinstalled in all rooms to be controlled with Sonos Multiroom system)  
-Digital TV antenna.  
-Data network installation for IP-TV and wifi access points.

### 13.- A.C. & HEATING:

- Underfloor heating in all rooms with independent control per room.
- Air Conditioning system with fancoil units in bathrooms ceilings, ducts and linear grills in all rooms, with independent control per room.
- The heating/cooling system is based on inverter water chillers (DAIKIN ALTHERMA) that will supply cold water in summer for the fancoils and hot water in winter for the underfloor heating and backup the sanitary hot water system.

### 14.- ALARM SYSTEM:

- Alarm system (movement detectors in every room, central board, siren and 2 keyboards).

### 15.- SANITARYWARE:

- Villeroy & Boch toilets.
- Hidrobox space bathtub.
- Hansgrohe Metris faucets.
- Wooden vanity units with resin worktops (Corian or similar).
- Marble shower trays.

### 16.- SWIMMING POOL:

- Glass mosaic finishing.
- Decking surrounding.
- Salt based depuration system.
- Overflow system.
- Hammam / Steam room.
- Exterior shower.
- Bathroom at pool level.

### 17.- Gardening and Irrigation:

- Landscaped gardens with bermuda grass, palm trees and small plants.
- Automatic irrigation system (sprinklers and dripping lines).

### 18.- Fireplace:

- Gas fireplace with remote control and marble surrounding.
- Closet for 4 gas bottles.

### 19.- Kitchen:

- White lacquered cabinets.
- Silestone worktops.
- Miele appliances.
- Wine cooler.
- Equipped laundry room.