**Specifications**

**Structure and Foundations**

* Reinforced concrete structure, which adheres to both seismic rules and current legislation.
* The whole Foundation consists of a reinforced concrete slab, thus eliminating any risk of differential settlements, occurrence of cracks or humidity.
* External walls made with a cavity wall, insulated against both heat and sound and covered with a layer of mortar or natural slate depending on the project.
* Internal walls made with double hollow brick and covered with a laminated plaster finish.

**Pavements and Tiling**

* Microcement used for floor and walls in the kitchen and bathrooms.
* Anti-slip paving used in the outside areas.
* The highest quality Laminated floor throughout the property.
* Porcelain tiles in garage and leisure room.

**Bathroom and Plumbing fixtures**

* Installation of solar panels for domestic hot water use.
* White glazed porcelain bathroom fixtures used. Gala brand or similar.
* Grober brand or similar mixed tap used in kitchen and bathrooms. Thermostat in all showers.
* Shower screens on all showers.

**Electricity, Telecommunications and Security**

* The highest quality mechanisms and electric panel.
* All telecommunications equipment installed according to regulations, with TV and telephone sockets in the kitchen, living room and bedrooms.
* Satellite dish and DTT installed for both satellite and digital terrestrial TV.
* Anti-burglar alarm pre-installed made up of movement sensors and external alarm, all connected to a central control point through telephone line.
* Access door reinforced with dead lock.
* Automatic entry system.
* LED bulbs installed throughout the property

**Air conditioning/Heating**

* Samsung air conditioning unit installed in the living room and bedrooms with both hot and cold air function.
* Air condition pre-installed in leisure room.

**Metalwork**

* The highest quality PVC used for external metalwork and double-glazed windows used for the best insulation.
* Electric security blinds installed for ground floor windows.
* Electric blinds installed for first floor windows.
* Access to garage controlled by remote control.

**Interior carpentry**

* All doors and wardrobes lacquered in white.  All door handles and accessories made out of stainless steel.
* Wardrobes with chest of drawers included and fitted.

**Kitchen**

* Fully fitted with different size cupboards. All worktops are Silestone.
* Equipped with induction hob and extractor hood.
* Stainless steel kitchen sink and Grober tap.

**Paint and Plasterwork**

* White emulsion paint used throughout the house.
* Plastered ceilings in the kitchen and bathrooms, depending on project.

**Garden**

* High quality artificial grass used in the gardens.
* Swimming pool with mosaic covering.
* External shower.
* Garden landscaped.
* Automatic watering system for the garden.