



BUILDING SPECIFICATIONS

REGARDING ARCHITECTURAL DESIGN AND INTERIOR DESIGN

10 detached villas with an independent plot located in Playa del Albir. Excellent location. Widely consolidated area. With magnificent orientation, sunlight and views of the Serra Gelada and Puig Campana in many of the projected homes.

The plot counts with pool area, Residences count with a covered terrace in front of the living room and kitchen, and uncovered terraces around the pool, which will have as **an extra option** the possibility of a built-in jacuzzi-bench, and barbecue area. Paved and landscaped areas of plot with minimalist design with native species of the area, according to specific landscaping project

- The ground floor features entrance porch, hall with wardrobe, living room - dining room - kitchen, integrated laundry, toilet and large bedroom with bathroom en suite with rain-shower.
- Upper floor, where the night area will be located with a magnificent master suite consisting of a bedroom with an integrated dressing room and a large en-suite bathroom with an exclusive design. Open design. At the landing of the staircase, double height with visuals to the living-dining room from its upper floor walkway. Additionally, 2 large bedrooms with a magnificent adjoining bathroom with a Family bath.
- Entrance hall design, in immaculate white, with natural textures and materials, with fresh air and harmony, as a welcome to the home. Majestic access staircase to the 1st floor, with natural stone cladding. Built-in wardrobe at the entrance of the house and a specific space for a washer/dryer integrated, with installations according to regulations.
- Living room design, with Ibizan style, in stone and white tones, creating a cosy atmosphere.
- 4 bathrooms/toilets throughout the house, with resolved designs with washbasins on cement countertops, in contrast to the dominant white colour corresponding to the 1st quality porcelain ceramic on the walls.

Shower plate of the same material as the flooring, integrated into it. Suspended plumbing fixtures. 1st quality black faucet. "Rain Shower" type in shower.

- **OPTIONAL:** Bedrooms Design, available to those who wish, in which natural textiles will predominate, such as linen and cotton in the bedding. With proposal for clients according to interior design project. Proposal of ethnic prints for cushions and rugs.

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Different solutions for headboards, depending on the bedrooms, with decorative paper inspired by vegetable fibres in secondary bedrooms, taking nature as inspiration. Master bedroom headboard resolved with wooden slats from floor to ceiling and decorative paper in the left area in anticipation of mirror support.

Similar design for all the bedrooms in terms of lamps, available to those who wish (suite bedroom and bedroom 2 with wall lights; and bedroom 1 and 3 with suspended lamps), generating atmospheres of peace and relaxation, with specific independent details according to stay. All this according to the interior design project for those who wish to acquire it.

- Corridor on the 1st floor, with the creation of lateral volumes on the wall, contrasting with their white colour. OPTIONAL: Installation of a circular steel and straw wall light on the front wall.
- Entrance porch design with an Ibiza flair, with absolute white on its walls and a wicker ceiling with beams.
- OPTIONAL: Carport for car parking formed by a vertical and horizontal metallic and wooden structure or with a waterproof cover finished in briar, hurdle or similar. Of Canvas on corner houses (Sailing awnings for the corner house 1& 10). Open on its 4 sides. Located in next to the main entrance of the house, at the back of the plot.
- Perimeter enclosure of the plot resolved by side walls and opaque white finish, as well as bushes areas. Enclosing wall from plot to street design according to project, with vehicle access door and pedestrian door, of wood imitation sandwich panel. Activation by remote control and video door entry respectively.

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IN REGARDS TO MATERIALS:

FOUNDATIONS AND STRUCTURE:

Reinforced concrete foundations and structure, in compliance with the current regulations on seismic protection, specific standards for reinforced concrete structures, Technical Building Code and geotechnical study.

ROOF:

Roofs will be flat and non trafficable, with gravel finish and the slopes required to drain rainwater with maintenance access.

EXTERNAL BUILDING ENCLOSURE:

The external enclosure will consist of cavity walls, with external side in brick with fine white mortar finish, with thermal and acoustic insulation in air chamber and internal partition walls.

The interior partitions are solved as a whole with partitions of Pladur with thermal and acoustic insulation, trim and plaster.

EXTERNAL WOODWORK:

Lacquered aluminium carpentry with top quality thermal break.

Electrical roller blinds in bedrooms.

Glazing with Climalit glass or similar with an air chamber for greater comfort.

HOUSING INTERIOR:

Premium quality porcelain stoneware flooring throughout the house.

Bathroom and kitchen walls with 1st quality ceramic tile. False plasterboard type laminated plaster ceilings with auxiliary structure.

The houses will be painted with top quality plastic paint with a smooth finish, except bathrooms.

False ceiling of laminated plasterboard with plastic paint, with registers in bathrooms.

INTERIOR CARPENTRY:

Security door and anti-bumping lock in access to the house.

Floor-to-ceiling interior doors with a top-quality wooden top, with visible flashing made of the same material as the doors and a smooth white lacquered finish.

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Wardrobes: Fronts with a smooth white lacquered finish.

LOCKSMITHING

The Vehicle access doors will be made of wood imitation sandwich panel with an integrated gate in the design according to the project.

KITCHEN

Top quality kitchens with white doors with hidden handles according to the design, countertops made of Calacata porcelain material or similar, panelled furniture.

Top quality appliances, consisting of electric oven, microwave, induction hob, extractor hood, refrigerator, dishwasher and washer dryer.

SANITARY APPLIANCES AND TAPS

The toilets will be Grohe brand or similar, with suspended toilets, with double discharge. Each house has a bathtub in one of the bathrooms and a shower tray and glass partition will be placed in the rest.

Bathroom furniture according to the interior designer's design.

Black single-lever faucets, being thermostatic in bathtubs and showers.

Shower columns with mixer in black.

ELECTRICAL INSTALLATION

Electrical installation according to Low Voltage Electrical Regulations.

Top quality mechanisms or similar. Video intercom.

Digital television system via satellite connection.

RTV sockets in living room, bedrooms, kitchen and terrace.

TB + ISDN telephony service (Integrated Services Digital Network).

DHW & HVAC

Installation of DHW production system by Aerothermia.

Installation of zoned air conditioning system with heat pump and ducts.

HEATING

Radiant floor circuit throughout the house for greater thermal comfort.

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