

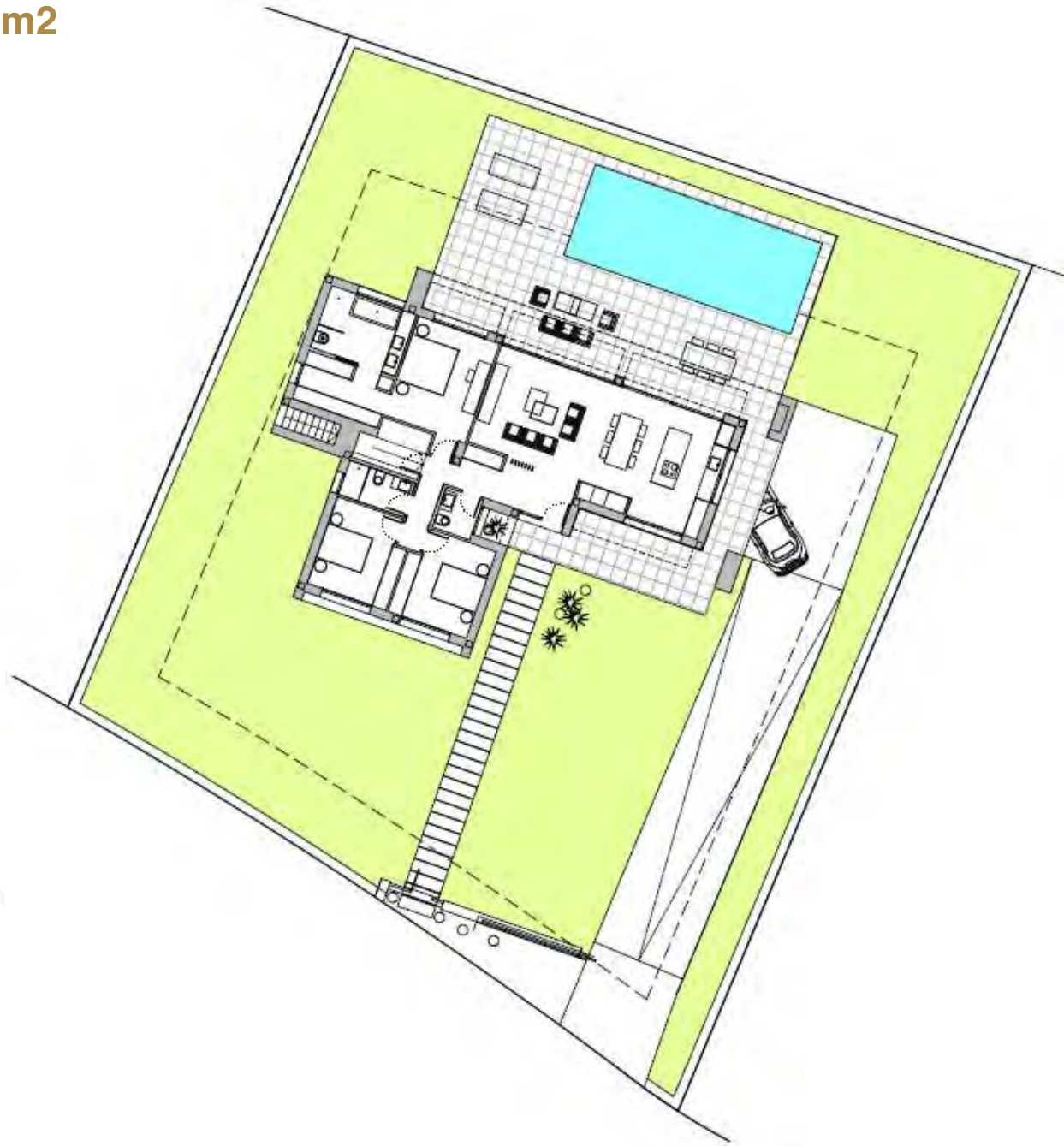


MADROÑO COMMUNITY P55



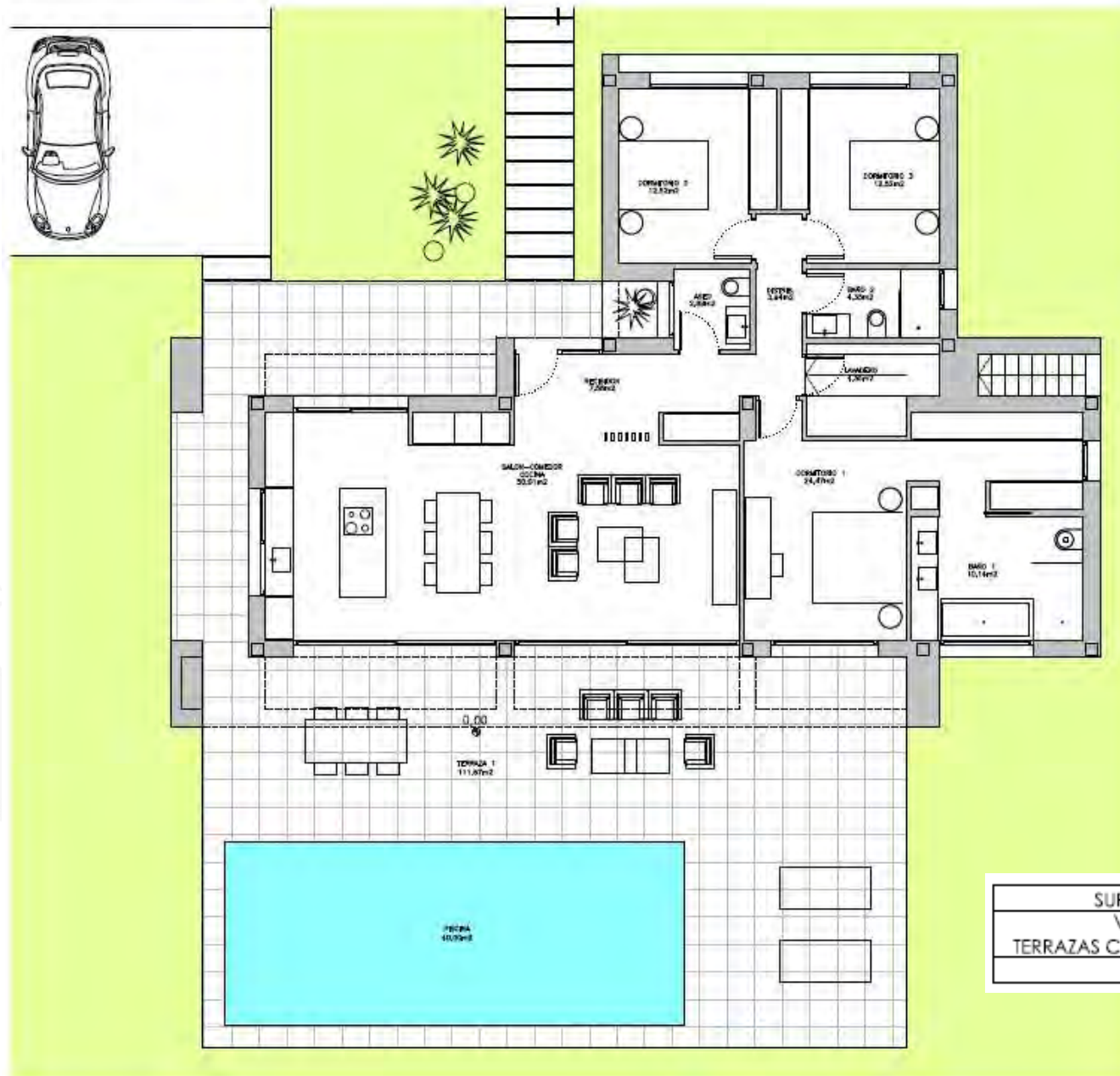
OVER PLOT PLAN & ELEVATIONS

PLOT 55: 1.015 m²





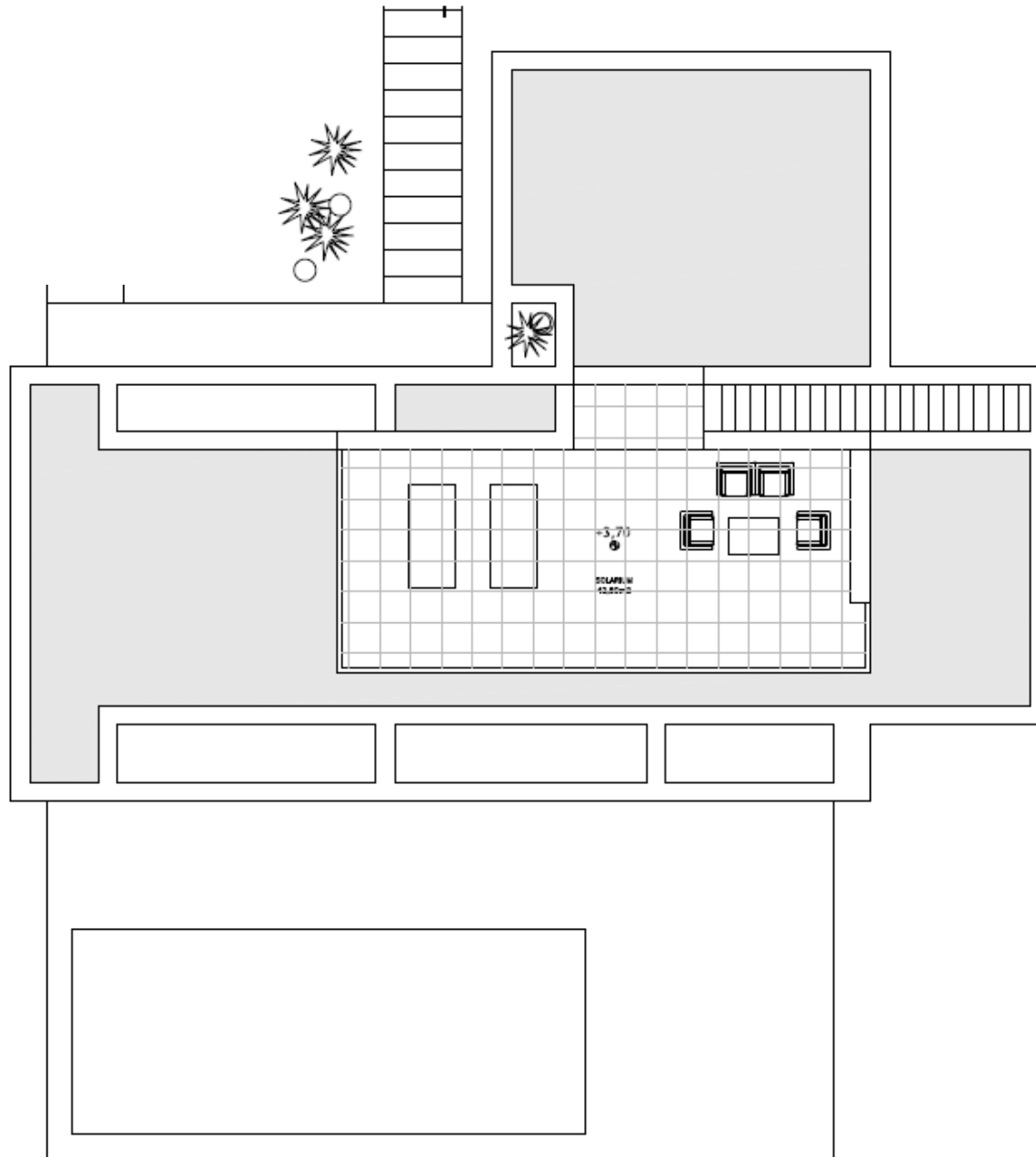
OVER PLOT PLAN & ELEVATIONS



	SUPERFICIES	COMPUTABLES
VIVIENDA	162.15 m ²	162.15 m ²
TERRAZAS CUBIERTAS	14.43 m ²	7.22 m ²
TOTAL		169.37 m ²



OVER PLOT PLAN & ELEVATIONS



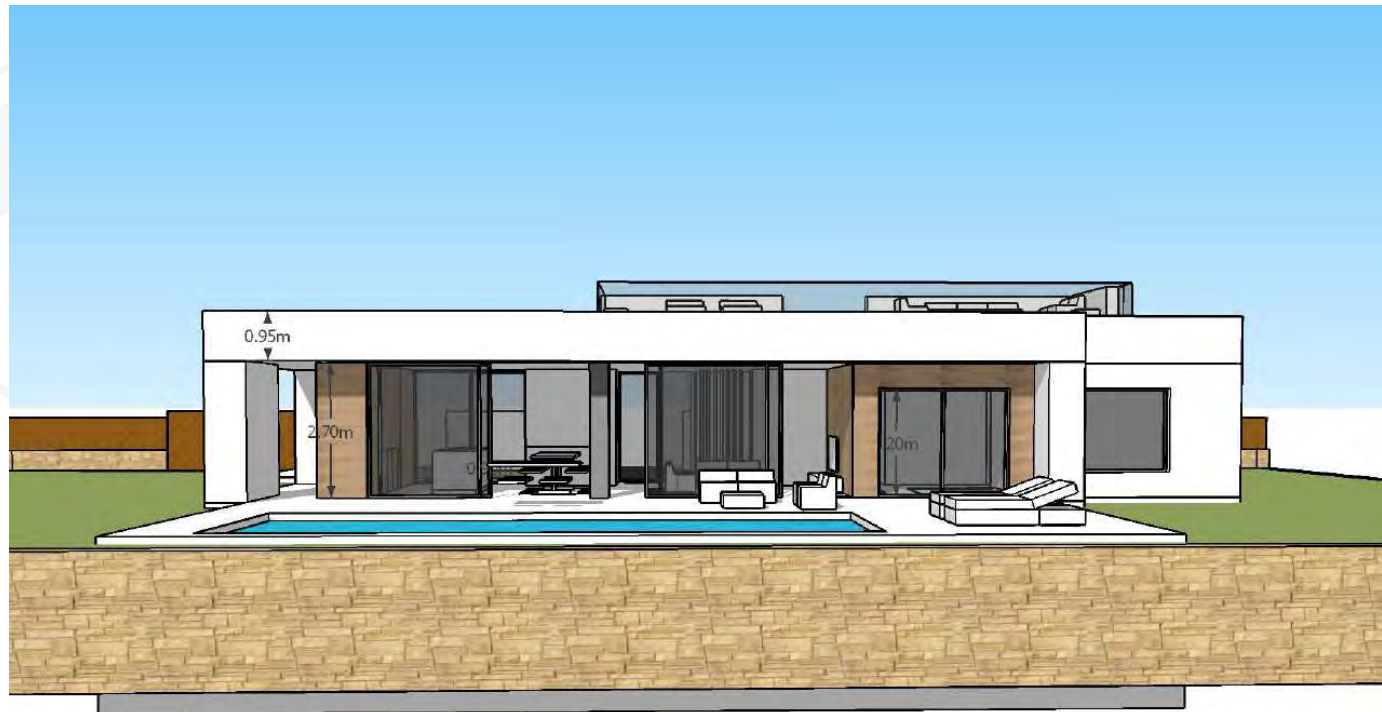


LAYOUT





LAYOUT





QUALITY REPORT

Structure

- Reinforced concrete, which complies with the resistance and durability standards set out under Code EHE-08 and other existing regulations.

Façade and partitions

- External enclosures, built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Internal laminated plasterboard partitions.
- Hydraulic mortar on façades, brand WEBER or similar, white colour.

Roof

- Flat roof, not passable; with washed gravel finish, thermal insulation and water proofing

Floors and walls

- Premium ceramic floor tiling indoor areas, SALONI 50X100 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI 50X100 cm.

Floors and walls

- Ceramic wall tiling around shower and bath areas in bathrooms, SALONI 50X100 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

Outdoor carpentry.

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms

Indoor carpentry.

- Interior doors: colour lacquered doors.
- Built-in wardrobes, colour lacquered wood, lined on the inside with melamine board.

Heating and air conditioning systems.

- Full installation of conduit and heat pump:
 - Mitsubishi system
 - Fancoils carrier
 - Electrical heating floor in bathrooms



QUALITY REPORT

Kitchen.

- Fully fitted kitchen with 7 units, soft shut white laquered doors.
- Appliances Siemens:
 - MICROWAVE OVEN SIEMENS HF-15G561
 - WASHING MACHINE SIEMENS WD14H54XEP
 - COOKER HOOD SIEMENS 90 LF98BB542
 - FRIDGE INT SIEMENS KI82LAF30
 - FREEZER INT SIEMENS GI38NP60
 - DISHWASHER INT SIEMENS SN64E004EU
 - INDUCTION HOB SIEMENS EH-975ML21E
 - OVEN SIEMENS HB933R52

■ Kitchen worktops with man-made stone surfaces, brand SILESTONE INTEGRITY WHITE ZEUS.

■ Double sink stainless steel,

■ Individual swimming pool. 9,00 x 3,50, saline purification and autofill system, including:

- Excavation
- Construction of pool
- Stair
- Mozaic tiling
- Pump & filter system
- Electric, sewage & water connection
- Tiled edge
- 2 spot lights
- Salt system for pool
- Exterior Shower

Sanitary fittings.

- Drainage network using acoustic PVC.
- Individual hot water production with support from solar panels.
- Cold and hot water distribution system using reticulated polyethylene pipes.
- Bathroom fittings, Toilet DURAVIT STARCK 3, bath ROCA MODEL HALL
- Chrome single lever taps, HANSGROHE MODEL LOGIS.
- Bath furniture, 80*60 cm, white lacquered doors, integrated sink

Electrical Installation.

- Electrical installation for high electrification level.
- Telephone and television connections in living room, dining room, kitchen and bedrooms. National and satellite TV channel reception. Switches and connectors BTICINO SERIE LIVING LIGHT
- Video door phone BTICINO POLYX VIDEO BASE
- Motorised vehicles door for plot & Garage.
- Interior & Exterior LED Lighting
 - Interior Lighting
 - Exterior Lighting
- Automation system pre-installation



QUALITY REPORT

Optionals (Not included in price)

Garden

- Irrigation system.
- 30 especies forestales formato M17
- 60 Lentiscos en formato M17
- 40 Lavandula dentada en formato M17
- 7 Viburnum lucidum de 1,00m de altura
- 3 Dodonea Viscosa en formato M17
- 2 Juniperus sabina en formato M30
- 1 Trachycarpus fortunei 1,00m de altura.
- 1 Trachycarpus fortunei 1,50m de altura.
- 1 Trachycarpus fortunei 2,00m de altura.
- 10 Nerium oleander nana en formato M17
- 1 ciprés (Cupressus sempervirens stricta) de 4,00m de altura

Garage)

- 78 m2 with brick walls and white hydraulic mortar finishing. Polished Concrete Flooring

Solarium)

- white-coloured brick wall and glass barrier facing the golf course.

Optionals (Not included in price)

■ Underfloor Heating RDZ Grafitech)

■ Automation system)

- Domotic System MyHOME Trademark Bticino (lighting, motorized blinds and airco