

QUALITY BUILDING SPECIFICATIONS, 8 VILLAS AT URB. LAS FILIPINAS

Façade finished: White single layer coating combined with wood-coloured Porcelain tiles “Amberly Oak” REC model, 23 x 1,20 cm.

Exterior flooring: Terraces and accesses to the house with a non-slip Porcelain tiles “S&G.Unik Grey” REC model, 60 x 60 cm REC.

Interior flooring: Porcelain tiles and skirting boards of the same model “P.E. S&G Unik Grey” 60 x 60 cm.

Internal staircase: Compacted steps with white Silestone or similar material.

Interior walls: Finished with smooth plaster and painted with white acrylic plasticized smooth paint.

Suspended ceiling: Perimeter tray for possible integrated Led lighting in the living-room and dining-room.

Kitchen units: White coloured silk touch “Table-Nova” model, combined with Oak “Kaishember Table-Nova” and the countertop & kitchen island top with white Silestone or similar, Dekton Entzo” style.

Walls covering: TV wall with stone veneer cladding “Caliza Alemana Fosil” model, and the master bedroom headboard wall with Oak “Kaishember Table-Nova” and decorative vertical mirrors in both sizes.

Main bathroom: Porcelain tiling with “Unik Grey” model, combined with “Studio Laths Oak” 60x1,20cm and a wall-hung cabinet with double sink “Beyond Fine” model and “Insignia” black flagship taps.

2nd bathroom & Toilet: Porcelain tiling with “Unik Grey” model, combined with “Studio Oak” 60x1,20cm and wall-hung cabinets with sink “Beyond Fine” models and “Insignia” black flagship taps.

Interior doors: Prefabricated Zebra-Veneered wood natural lacquered with fixed upper plinths up to ceiling and a recessed sliding en-suite master bathroom door with integrated cassette.

Wardrobe cabinets: Cashmere sliding doors “Table-nova” model, with interior lined in Oak “Kaishember Table-Nova” with separate shelf & hangers, shoe shelf and chest of drawers.

Main entrance door: Security door with 5-point lock, internal steel structure and refabricated Zebra-Veneered wood natural lacquered, matching the interior carpentry.

House windows: Anthracite colour PVC frames and trims with thermal break and electric automated aluminium shutters with thermal insulation.

Climalit laminated glass: Tempered double glass with solar control and air chamber in the patio doors to the terrace and doble glass with air chambers in the rest of the windows.

Pedestrian & Car access doors: Aluminium tubing anthracite coloured with remote video intercom and vehicle access gate with remote control.

Aero-thermal water system: Aerothermal to produce alternative energy A.C.S. with 150 L tank of water heater, supported by electrical resistance and installation for washer and dryer outlets in the same cupboard.

Air-Cond. Pre-installation: Insulated conduit throughout the property for possible air conditioning in ground & first floor, and electric installation in bathrooms and toilet for under floor heating.

Security alarm system: installation of receiver, siren and thermostat with 4 motion sensors in the house.

Swimming pool: Finished in white ceramic ware tiles, two Led lighting and 3 lateral water fountains.