

QUALITY SPECIFICATIONS

EXTERIOR CLOSURE

- ✓ In a perfect harmony with the wonderful environment where these houses are located, the façades will be painted in white, with details such as:
 - Tiles, windowsill and lattice windows in green colour.
 - Wide doors and windows of semicircular arch.
 - Flat roof covers.

All these details of Mediterranean style inspiration provide the development with personality and singularity.

- ✓ Façades with layer mortar lining and made of ½ foot double hollow brick.
- ✓ All the closures are provided with air chamber and thermal and acoustic insulation.
- ✓ Waterproof flat roof with double thermal insulation and pitches over 3% with pre-stressed concrete flagstone.
- ✓ The roof tiles will be new in the bottom and green colour in the top in, received with mortar lining and limestone.
- ✓ Windowsill made in green enamelled tiles.

EXTERIOR CARPENTRY

- ✓ In the large façade openings, that guarantees the utmost luminosity, we will use an exterior carpentry of European profile, fix or banging in different areas in aluminium profile and white lacquered.
- ✓ To guarantee in summer and winter the maximum comfort within your house, while minimizing the energy losses, we intend glasswork to be of double glaze panel's type, made of 2 polished panels of 4 mm. width with an inner weather tight chamber 6 mm width (4-8-4), totally sealed with silicone.
- ✓ A darkening system made of aluminium window blinds in all bedrooms, motorized in master bedroom, and provided of anti-blocking system, will be fitted for a comfortable rest.

- ✓ Main entrance door in Ronda style, designed by the architect, made of wooden staves, 4 panels of natural wood, rustproof hinges and 3 security lock points with 10 security bars.

INTERIOR PARTITIONS

- ✓ Built in ½ foot double hollow brick received with M-40 cement mortar and sand, superfine white plastered, to guarantee the best thermal and acoustic insulation in your house.

INTERIOR CARPENTRY

- ✓ The interior doors will be lacquered finish wood in white colour, made of 2 panels, matching the wardrobe doors.
- ✓ Big sized wardrobes with space for suitcases, lacquered doors and dully panelled on the interior, also including a separation shelf, folding panels, inside lined according to the architect's design.

FLOORING

- ✓ For the main areas like the living room, dinning room, hall and toilet flooring, our choice is an elegant exclusive beige marble, polished and burnished.
- ✓ In the stairs, we will use a combination of beige marble and wood designed by the architect.
- ✓ In the bedrooms, the client will be able to choose between the warmth of wooden floors or the elegance of beige marble floors.
- ✓ Guests' toilet flooring in marble and flat painting in walls at the client's choice, this way you decide the decoration.
- ✓ In the kitchen we will use the last generation stoneware, ideal for kitchen use.

WALL TILING

- ✓ Caring for the design, the bathrooms will be in a first class ceramic tile with listel or frieze finishes and flat plastic paint at the client's choice.
- ✓ The toilet and the bathrooms of the house are designed in classical and contemporary different styles.

BATHROOM FACILITIES

- ✓ First class white vitrified porcelain bathroom facilities (ROCA).
- ✓ Chromed-plated hot/cold water faucet features (MARTÍ).
- ✓ Hydro massage column in master bathroom.
- ✓ Big size white enamelled bathtubs, with handrails and non-slippery floor.
- ✓ Sinks with water saving system.
- ✓ Radiant floor heating in bathrooms.

SANITARYWARE & PLUMBING

- ✓ PVC pipes, conveniently located with a minimum sloping of 2%.
- ✓ Copper inside pipes.
- ✓ PVC drainage net with stopcock for every item and joint to the taps with hidden chromium-plating branches.
- ✓ High capacity and instant availability water heating system.

ELECTRICITY

- ✓ First class mechanisms (NIESEN).
- ✓ Telephone jacks and TV & FM plugs in living room, kitchen, bedrooms and porch.
- ✓ Community satellite dish.
- ✓ Light points under kitchen furniture.
- ✓ Entry systems.
- ✓ Switch on light system by presence detector for an easy access to the house.

PAINTING AND FINISHINGS

- ✓ Flat plastic paint in a colour of the client's choice in the inside walls (Valentine).
- ✓ Plastered ceiling.
- ✓ Plaster strips.
- ✓ Special painting for façades in the outside (Valentine).
- ✓ The lattice will be treated with English green oily painting and red lead oxide.

DECORATION

- ✓ Very high ceilings (ground floor 3.5 metres and top floor 3 metres), which provides a great sensation of luminosity and spaciousness.
- ✓ Doors and windows of semi-circular arch in big size (in sitting room 2,50 metres width, in dining room 1,80 metres width and the rest of the house 1,40 metres width) to give more luminosity, taking advantage of the 3 metres height of ceilings.
- ✓ Green lattice windows.
- ✓ Halogen lights in entrance hall, corridor and kitchen.
- ✓ Balcony.
- ✓ Storage room.
- ✓ White linen wardrobe.
- ✓ Inside lights in wardrobes.

HEATING AND AIR CONDITIONING

- ✓ There will be a high capacity heat and cool air conditioning system, 2 pumps per house, one for each floor.
- ✓ Independent thermostats in each floor with programming system.
- ✓ Climate screens and air pipes with drive and return at living room and bedrooms, and with drive in kitchen and bathrooms.
- ✓ Climate screen with closing system.

SECURITY

- ✓ Alarm pre-installation ready to connect to a security company system.
- ✓ Access door with 3 points security locking system and 10 security bars.
- ✓ Self blocking windows darkening system.

KITCHEN AND ELECTRICAL HOUSEHOLDS

- ✓ Fully equipped kitchen, designed by a specialised company, with high cupboards (up to the ceiling) and low cupboards, offering a great storage capacity.
- ✓ High and low ornamental top in aluminium.

- ✓ **Integrated electrical households (BALAY)** prepared to match with the rest of the kitchen furniture: ceramic hob, oven, chimney, fridge, washing machine and dish washer.
- ✓ **Digital ceramic hob Touch Control.**
- ✓ **Oven with pull out carriage door** and self-cleaning system.
- ✓ **Aluminium extractor hood.**
- ✓ Lights under furniture.
- ✓ Model and colours at the client's choice.

OUTSIDE AND GARDENS

- ✓ **9 Swimming pools.**
- ✓ **15.000 square metres of Mediterranean style gardens,** with tall palms trees, trees and a wide range of flowers and plants.
- ✓ Inside parking places.
- ✓ Automatic watering in gardens.
- ✓ Automatic opening system at garage door with remote control.
- ✓ Access door with locking security system.
- ✓ All surrounded by a hedge.
- ✓ 24 hour security guard.

ENVIRONMENT

- ✓ Sol Europa Golf Urbanisation is located in first line golf course Los Naranjos.
- ✓ Avenida Sol Europa Golf has buildings only in one of its sides which guarantees the views, with an area of gardens and 4 children playgrounds.
- ✓ Privileged location, close to Puerto Banús and San Pedro de Alcántara.
- ✓ Nueva Andalucía has several shopping centres, where you can find any type of shops: Opencor, Mercadona, supermarkets, butchers, bakery, chemist, stationery, doctors, bars, restaurants, video shops,...
- ✓ Access to the motorway in 5 minutes at La Quinta.
- ✓ Surrounded by golf courses: Los Naranjos, Las Brisas, La Quinta and La Dama de Noche in less than 1 km..
- ✓ Close to bus stop.
- ✓ Schools nearby.

QUALITY REPORT

ROOMS

Ground Floor

ENTRANCE HALL AND STAIRS
TOILET
KITCHEN
STORAGE ROOM
LIVING AND DINNING ROOM
PORCH

Top Floor

MASTER BEDROOM
MASTER BATHROOM
BEDROOM 2
BEDROOM 3
BATHROOM 2
LINEN WARDROBE

PRIVATE GARDEN

9 SWIMMING POOLS

15,000 SQM OF GARDENS, 24 HOUR SECURITY