Villas
DE LA FONT

BUILDING SPECIFICATIONS

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01 BUILDING SPECIFICATIONS

Building Specifications

Foundation and structure:

The foundation will be made of reinforced concrete, subject to the data of the geotechnical study, respecting current regulations and Technical Building Code. The structure will be made of reinforced concrete and metal profiles in beams, columns and slabs.

Exterior walls / facade:

The facade of the house is designed to exceed the thermal coefficient standards required by the Technical Building Code (Doc. DB-HE0 and DB-HE1), achieving a higher energy efficiency rating compared to the usual construction.

Decks:

Inverted deck, composed of cellular concrete for the formation of the slopes, asphalt sheet fully adhered to the previous one without coinciding joints, separating sheet, extruded polystyrene thermal insulation, geotextile anti-puncture layer and gravel finish.

Interior partition walls and insulation:

The interior distributions of the house will be made with laminated gypsum boards and mineral wool thermal insulation. In humid areas, the panels will be water-repellent.

Exterior carpentry:

Exterior carpentry with thermal break with double glazing with air chamber and solar treatment. Lacquered aluminum motorized roller blinds in the bedrooms. Sliding doors are not integrated in the floor.

Building Specifications

Interior carpentry:

Access to the house by armored door with security lock finished with lacquered paneling. Interior doors of the house solid fiber compact with white lacquered finish. In all bedrooms and dresser model 2 built-in closets with hinged doors in white, including shelves and hanging bar.

Floor, tiling and false ceilings:

False ceiling of laminated plasterboard throughout the house. Large format porcelain tile flooring to be chosen by the client between 2 options (60cm x 60cm) throughout the house, on the terraces with anti-slip treatment. For the interior living room wall, the client can choose between large format porcelain tiles of marble imitation or wood.

Kitchen:

High quality kitchen furniture with porcelain worktop to be chosen between 2 models (marble-imitation or white) and fully integrated electrical appliances (BOSCH or similar). (Microwave, oven, fridge - freezer, induction hob, extractor hood, dishwasher, washing machine - dryer).

Paintwork:

Smooth plastic paint on non-tiled vertical surfaces and ceilings.

Building Specifications

Bathrooms:

The vertical walls of the bathrooms and toilets will be tiled with large-format porcelain stoneware tiles of 120cm x 40cm.
Wooden countertops included for all wash basins.
Master bathroom of each model includes also undercounter drawer.

Sanitary ware and fittings:

Suspended toilets with built-in cisterns (ROCA or similar). Washbasins with mixer taps (ROCA or similar). Shower columns with mixer tap (ROCA or similar).

One of the most important decisions we will make together. We have prepared 2 different options for flooring and tiling, always first quality, so you can choose those shades that you like most.

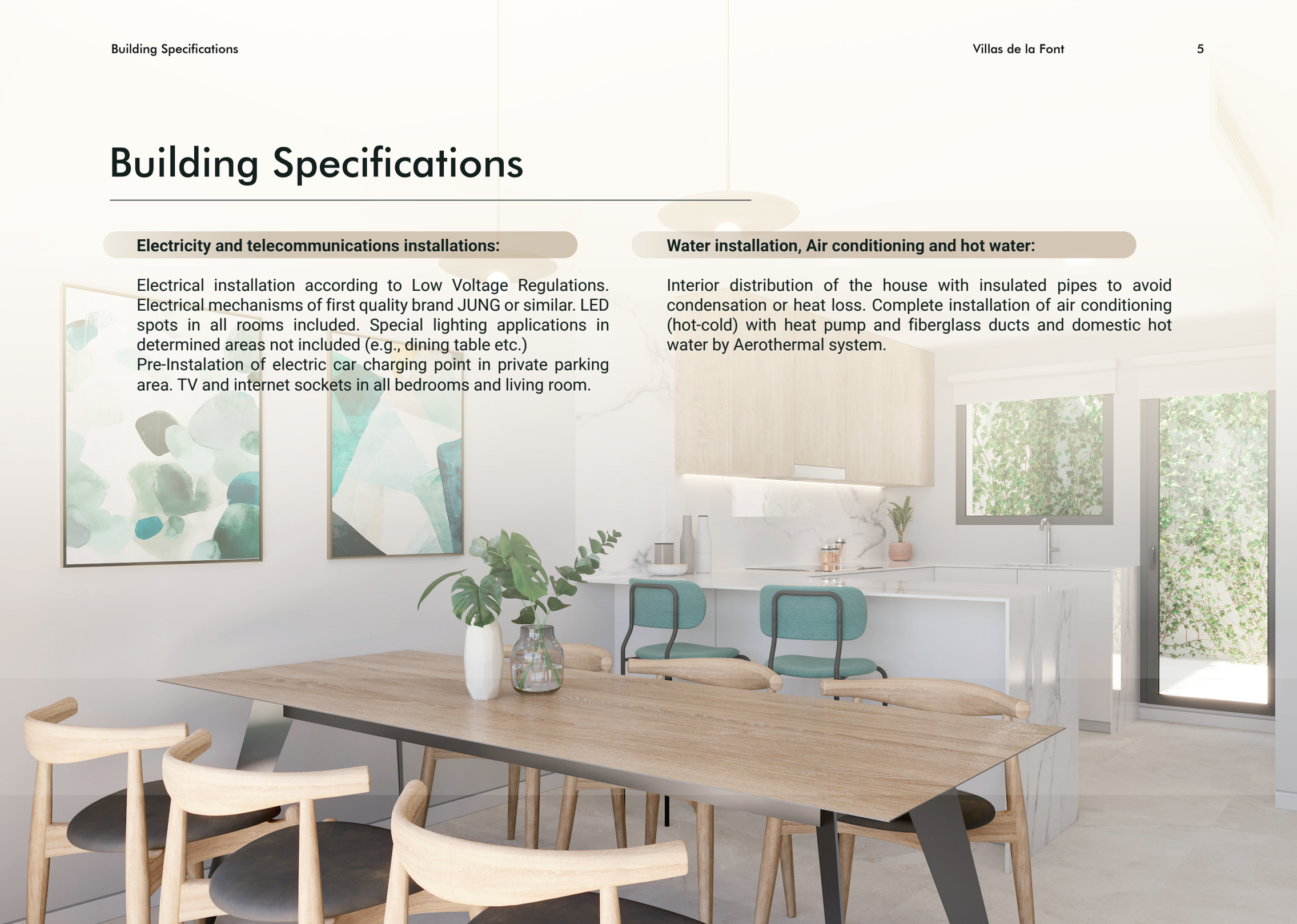
Building Specifications

Electricity and telecommunications installations:

Electrical installation according to Low Voltage Regulations. Electrical mechanisms of first quality brand JUNG or similar. LED spots in all rooms included. Special lighting applications in determined areas not included (e.g., dining table etc.)
Pre-Instalation of electric car charging point in private parking area. TV and internet sockets in all bedrooms and living room.

Water installation, Air conditioning and hot water:

Interior distribution of the house with insulated pipes to avoid condensation or heat loss. Complete installation of air conditioning (hot-cold) with heat pump and fiberglass ducts and domestic hot water by Aerothermal system.



Building Specifications

Pool, garden and parking:

Private swimming pool lined with mosaic tiles including complete filtration system.
Plot completed with gravel. In model 3 the chill-out area on the first floor is finished with artificial grass. 2 parking spaces on private plot. Roofed pergola optional in the parking area. In model 3 optional exterior staircase that connects the chill-out area with the ground floor terrace and the pool area.

Access and common areas:

Access to the urbanization by automatic gate controllable via cell phone (GSM) and remote control. Use of LED technology lighting in common areas and urbanization.

02 CUSTOMIZATIONS

Customizations

If it is going to be your home, the important thing is that it has everything you want. That's why in Villas de la Font you have the opportunity to customize your property and adapt it to whatever you need:

Package Smart: Connected home in which you control all light applications, shutters, air-conditioning and entrance door station with your mobile phone, doesn't matter where you are.

Package Comfort: Floor heating in the whole house and air-zoning of the air-conditioning system for full control of all rooms of the house.

Package Green: Complete solar panel system on your roof and including electric car charging point. With this package you will reduce your electricity bills notably leading to a quick amortization of the investment.

Package Basement: Increase the volume of your house notably by adding a basement to your house that will also have natural light thanks to an outside patio. Package basement not applicable for model 3.

Package Decoration: Complete your home with an exquisite interior design including indirect lighting, a decorative fireplace and additional furniture. Besides, ennoble your private garden with high-quality and durable artificial grass. In model 3 the Package Decoration does not include the living room shelf.

HOMES PREPARED FOR THE PRESENT AND THE FUTURE

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