

# LIEFDE VILLAS QUALITIES MEMORY

## FOUNDATION AND STRUCTURE

- Foundation based on reinforced concrete slab.
- Structure based on reinforced concrete pilars and solid reinforced concrete floors.

## FACADES, PARTITIONS AND FALSE CEILINGS

- TYPE 1 FACADE: Masonry wall façade of perforated ceramic brick, with continuous external coating of WHITE MONOLAYER MORTAR, a barrier with very high resistance to filtration formed by continuous intermediate coating and thermal-acoustic insulation.
- White masonry stone according to attached detail.
- Self-supporting backing of laminated plasterboard (12mm + 13mm)
- Interior division with double laminated plasterboard and thermo-acoustic insulation.
- Continuous false ceiling of laminated plasterboard throughout the house and removable aluminum slats in bathrooms.

## FLOORING AND TILING

- Italian ceramic flooring inside the house, 60x60 format, Marazzi brand:
  - Options to choose up to 60 euros per m2
- Aluminum skirting.
- Ceramic flooring outside the house, 60x60 format, non-slip model to choose from up to 60 euros per m2
- Tiled in bathrooms with rectified porcelain stoneware in 31x90 format by Marazzi.
  - Options to choose up to 60 euros per m2

## PVC AND WOOD CARPENTRY

- Kommerling PVC carpentry or similar in windows and exit doors to the outside with compact shutters in bedrooms in the same range, in anthracite gray RAL 7016.
- motorized blinds
- Dierre brand armored access door or similar.
- Interior doors from floor to ceiling, lacquered in white and smooth with matt black fittings.
- Compact cabinets and cabinet doors lacquered in white with interior lining in melamine board with grey or similar textile finish, with partition and hanging rail and interior cabinet lighting with LEDs.

## PAINTS AND WINDOWS

- Smooth white washable plastic paint inside the houses.
- Double low emission glazing and security with air chamber.

## COVERS

- Roof terrace with non-slip stoneware tile.
- support for A/A outdoor unit.

## PLUMBING AND SANITARY INSTALLATION

- Roca or similar brand toilets composed of:
  - Washbasin with suspended cabinet and Duravit brand taps in matt black.
  - Roca wall-hung toilet with built-in cistern.
  - Large format shower tray.
  - Mirrors and screens.
  - Matt black bathroom accessories to match the taps.
- Cold water intake in gardens and terraces

## ELECTRICAL INSTALLATION

- According to REBT standards, elevated electrification with Jung mechanisms in matt black.
- TV and telephone points in the living room, kitchen and bedrooms
- Exterior points in the porch and terrace area.
- LED lights inside the house.
- Photovoltaic solar pre-installation for self-consumption.
- Pre-Installation slow charging point, Schuko plug for electric vehicle.

## OTHERS

- solar thermal hot water
- Pre-Installation of air conditioning duct.
- Mechanical ventilation system according to the CTE.
- Finished garden with artificial grass, palm tree, drip irrigation system and shrubs.
- Kitchen furniture to choose white or oak or anthracite gray.
  - integrated leds
  - Kion countertop
  - Kitchen appliances: extractor (Bosch), integrated oven, microwave and dishwasher, induction hob and brand washing machine (Bosch)
  - Basement with finished floor, glazed English patio enclosure
  - 11.76 m2 pool

## OPTIONAL

- A/C Appliances: Hisense
- Photovoltaic solar panels
- Underfloor heating in bathrooms
- Underfloor heating throughout the villa
- summer kitchen
- second english patio
- pool with jacuzzi