

Villa Amelia

PROPERTY TECHNICAL SPECIFICATION

Technical Control and inherent defects insurance

- Ten year liability insurance against structural damage.
- Quality control of the building at the liability of certified (officially approved) test laboratory.
- Energy control carried out by an approved company.
- OCT fulfilled by approved company.
- Installation of closed circuit video intercom system (CCTV) with panoramic view of the entry.

Exterior

- Two infinity pools, on the ground floor and main floor
- External wall made of natural stone and metal fence.
- Terraces with built-in glass safety handrails.
- Built-in LED light fixtures throughout the house.
- Main automatic garage door motorized by HORMANN brand or similar
- Landscaped plot, with trees and irrigation system.
- Access road and parking space paved with stone paving.

Structure and walls

- Reinforced concrete construction
- Reinforced concrete basement walls with EPDM waterproofing, gravel with drainage system around the perimeter of the house.
- Exterior and interior walling made of cellular acoustic ceramic brick.
- Insulation of terraces by WURTH brand.

Exterior and interior carpentry

- Windows (outside carpentry) by SCHUECO aluminium profile with thermal insulation ASE 70 series and AWS 65 BS sliding and lift-and-slide (folding sliding system) with concealed fittings of SimplySmart sets, matte black finish.
- Double laminated glazing on all sliding windows and doors with sun protection "Guardian Sun"
- Security door with antirobbery butt hinges.
- Motorized blinds throughout the house.
- Flat white MDF interior doors from floor to ceiling.
- Flat white MDF fitted wardrobe from floor to ceiling

Floor and wall tiles

- Large format tiles by PORCELANOSA brand throughout the house, porches, terraces and swimming pools.
- Tiled exterior walls with large-format AIRSLATE natural slate by P O R C E L A N O S A brand.
- Tiled bathrooms by large-format ceramic coating XLIGHT PREMIUM PORCELANOSA brand.
- Continues facade with monolayer coating and COTEGRAN mineral layer.
- Smooth plastic matte-finished paintwork inside and outside.

Bathrooms and electricity

- NIESSEN FREE-HOME smart house system with blind control, pool lighting and exterior lighting and video intercom.
- NIESSEN mechanisms.
- Underfloor heating split system air conditioning unit with independent thermostat in each room, AIRZONE system.
- White porcelain sanitary ware, furniture, sinks and taps ROCA and HANSGROHE and GEBERIT
- Air-water heat pump with high energy efficiency class A + Toshiba monobloc system with reduced frame linear grilles.
- Internet connection, telephone and television installation in all bedrooms, living room, kitchen and basement rooms.
- Video intercom and Alarm installation with detectors.

Kitchen

- Kitchen furniture with American walnut finish
- New Darwin hardware system. Drawer and drawer hardware Architect model.
- Curio cabinet with concealed profile and parsol crystal and internal lighting
- double-level ceramic granite counter top INALCO, Storm model. Sink integrated in Silgranit by BLANCObrand with osmosis function.
- High quality household appliances by NEFF brand, fully integrated with 100% steam oven, microwave, coffee maker, dishwasher, fridge, freezer, bringing-out built-in exhaust hood, recessed dual-purpose wine fridge.