

# *Villa Benimodo*

## **PROPERTY TECHNICAL SPECIFICATION**

### **Technical Control and inherent defects insurance (Ten-Year 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:**

- Infinity pools.
- 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 TECHNAL aluminium profile with thermal insulation LUMEAL series and SOLEAL 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, height 2,40 m.
- Flat white MDF fitted wardrobes from floor to ceiling.

### **Pavimentos y revestimientos:**

- Ceramic (paving) tiles of large format by PORCELANOSA brand or similar throughout the house, porches, terraces and swimming pools (estimated 50 €/m<sup>2</sup>).
- Tiled exterior walls with large-format ceramic granite tiles by PORCELANOSA brand (estimated 50 €/m<sup>2</sup>).
- Tiled bathrooms by large-format ceramic coating PORCELANOSA brand or similar (estimated 50€/m<sup>2</sup>).
- Continues facade with monolayer coating.
- Smooth plastic matte-finished paintwork inside and outside.

#### **Bathroom and lavatory equipment 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:**

At choice for property.

Model project:

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