



GRANADO COMMUNITY

PHASE 1 (7 VILLAS)

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

- Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (6 cm) and thermal clay block (9 cm).

ROOF

- Flat non-trafficable roof with XPS insulation (8 cm) and trafficable solarium with tiles accessible through a concrete stair.

FAÇADE

- Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS

- Brick walls with plaster finish.

BATHROOM FINISHES

- Top of the range “Gres” ceramics according to interior design.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, Top of the range “Gres” ceramic tiles and recessed concrete polymer baseboard, same color as the wall.
- **Exterior**, Top of the range “Gres” anti-slip ceramic tiles of the same range as interior floor tiles.

INTERIOR AND EXTERIOR LIGHTING

- **Interior**, LED recessed lights, switches in white colour throughout, plugs according to standard regulations.
- **Exterior**, façade fixtures, LED type lighting. Garden lighting.

EXTERIOR CARPENTRY

- Aluminum, European brand, with thermal break, colour RAL 7016 (dark grey) and floor embedded frames in living room and bedroom 3.
- Motorized blinds in bedrooms.



INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with high gloss lacquered base and wall units, equipped with induction cooktop and extractor hood with energy efficiency class A++.
 - Single sink in stainless steel under worktop, vertical single lever tap and two positions shower.
 - Silestone quartz worktop or similar.
- **Interior doors:**
 - Smooth lacquered finish, (standard height) with steel handles in chrome finish and invisible hinges.
- **Wardrobes:**
 - Wardrobe with sliding doors with high gloss lacquered finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
 - Designer complete bathroom vanity unit and mirror with integrated lighting.

GLASS

- Double glazing with air chamber and low-emissivity, according to Technical Building Code.
- Front door in aluminum and glass with security lock.
- Fixed glass screen in bathrooms.

BATHROOM FITTINGS AND TAPS

- ROCA sanitary ware, including bathroom furniture.
- Wall mounted sanitary fittings. ROCA range in white colour.
- Bathroom sink atop a cabinet according to the interior design.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basin single handle tap in chrome finish, with aerator for water efficiency.

PAINTWORK

- Smooth finish in white colour.
- Decorative wallpaper on bed headboard wall.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric underfloor heating in bathrooms.
- Electric heater with Aerothermia system.
- Air renewal system with heat recovery.



EXTERIOR

- **Garden:** Standard landscaping finish with watering system, lighting and shower. 30 m2 natural grass area.
- **Fence:**
Main access from street with stonework wall. Fence facing the interior road: wire mesh with interior hedge.
Dividing fences: Plastic wire mesh, green color, with interior hedge.

SPECIAL INSTALLATIONS

- **Pool:** Swimming pool (3 x 9.5 m or similar), “gresite” tile finish, with heating pre-installation.
- **Basic Smart Home Technology.-**
 - Control of outdoor lighting (3 lights) to create presence simulation scenes.
 - Outdoor lights timer programming.
 - On/Off lighting throughout: Enable/Disable lighting.
 - Fix control screen in black and white for individualized control of:
 - Outdoor lighting
 - Enable/Disable lighting.
 - Water cut.
 - Flood (3 zones) and fire alarms.
- **Home Appliances.** - fridge, oven, microwave oven, dishwasher, dryer and washing machine, Bosch brand.