

NARANJO COMMUNITY – PHASE II – BLOCK III

32 APARTMENTS



The homes will be delivered observing the specifications indicated unless technical or administrative reasons prevent this. In which case they may be modified by the project management without any detriment to the initial quality standards expected.

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with spread footings and two-way ribbed slabs.

ENVELOPE

- Clay brick walls (12 cm exterior) with air chamber and XPS extruded polystyrene insulation (8 cm) and clay brick (9 cm interior).

ROOF

- Flat roof, not suitable for use, with XPS extruded polystyrene insulation (8 cm).
- Solarium in penthouses and open terraces on ground floor, with anti-slip ceramic flooring.

FAÇADE

- White single mortar coat with scraped finish.

INTERNAL WALLS

- Brick with plaster finish.

BATHROOM FINISHES

- Top-of-the-range ceramic tiles, as indicated in interior design.

INTERNAL AND EXTERNAL FLOORING

- **Internal**, Top-of-the-range ceramic flooring, with polymer skirting board with concrete flush.
- **External**, Top-of-the-range anti-slip ceramic flooring from the same range as internal floor tiles

INTERNAL AND EXTERNAL LIGHTING

- **Internal**, LED lighting, halogen ceiling lights, white switch covers throughout home, plugs compliant with regulations.
- **External**, façade fixtures and garden lighting as indicated in exterior design (where appropriate).

EXTERNAL CARPENTRY

- Two-coloured Schüco (interior: WHITE and exterior: RAAL 7016), with thermal break, floor recessed in living room.
- Motorized blinds in bedrooms.

- **Kitchen:**
 - Fitted with base and wall units, equipped with induction stove and cooker hood, energy efficiency class A++.
 - Single bowl sink in stainless steel under worktop, vertical single lever taps.
 - Silestone quartz worktop or similar.
- **Internal doors:**
 - Smooth lacquered finish (standard height) with steel handles in chrome finish.
- **Wardrobes:**
 - Wardrobe with sliding or swing doors in wood with smooth lacquered glossy finish.
 - Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- **Bathroom units:**
 - Designer complete bathroom vanity unit with mirror and built-in lighting.
- **Entrance door:**
 - Wood with security lock.

GLASS

- Double glazing with air chamber according to Technical Building Code.
- Community main entrance door in aluminum and glass.
- Fixed glass screen in shower of guest bathroom.

BATHROOM FITTINGS AND FAUCETS

- White wall-mounted WC from ROCA range.
- Designer countertop basin.
- Floor-level shower in the same material as internal flooring. Thermostatic taps in chrome finish.
- Basin: single lever tap in chrome finish, with aerator for water efficiency.

PAINTWORK

- Smooth finish in white.
- Designer decorative wallpaper above headboards in bedrooms according to interior design.
- Ceramic tiling above headboard in en-suite bedroom in apartments 29-32-35-38-51-54-57-60.

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 Aerotermia EFI AQ-130 for DHW or similar.
- Air renewal and extraction system.

EXTERIOR

- **Garden:** Standard landscaping finish with watering system and lighting (in common area).
- **Fence:** Green plastic wire mesh for fenced perimeter.
- **Community pool:** 195 m² approximately, ceramic tile finish with sunbathing area. Blue LED lighting.
- **Artificial lawn** in back gardens of apartments 29-31-41-42-49-51.

SPECIAL INSTALLATIONS

- Osmosis water filter system in kitchen.
- Smart Home Technology System 3.0 with video interphone.
- Pergola structure on solariums of penthouses without awning. Apartments: 38-39-40-47-48-60-59-58.
- Portable barbeque and pre-installation for sink in penthouses. Apartments: 38-39-40-47-48-60-59-58.