



BUILDING SPECIFICATIONS

SEMI-DETACHED VILLA “LA TRAIÑA” GARRUCHA (ALMERÍA)



- ❑ **Foundations:** Reinforced concrete footings.
- ❑ **Structure:** One-way slabs, with semi-stiffened joists and prefabricated concrete vaults, with beams and beams, in accordance with E.H.E. regulations.
- ❑ **External Enclosures:**
 - Formed by capuchina enclosure (11 cm ceramic brick wall / thermal-acoustic aluminium / 6 cm extruded polystyrene / 7 cm brick), to clad.
- ❑ **Exterior carpentry:**
 - Aluminium sliding Windows lacquered in matt black with aluminium shutters in bedrooms and in living room and kitchen without shutters and double glazing 4+4 / 10 / 6.
 - Aluminium entrance door with reflective sun glass
 - Automated sliding vehicle fence door and entrance door in matt black lacquered aluminium.
 - Wooden pergolas in colour according to design.
- ❑ **Partitioning:**
 - Executed with 7 cm ceramic brickwork.
- ❑ **Interior carpentry:**
 - Interior doors in smooth white wood or similar. Kitchen furniture is not included in the sale price.



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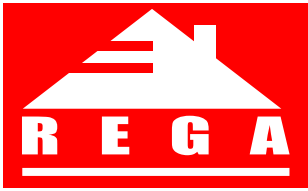
❑ Roofs:

- On terraces, 2 layers of 6 cm extruded polystyrene, with formation of slopes with mortar, polymeric asphalt fabric and 10 cm of white gravel.

❑ Cladding:

- The exterior coatings will be executed by means of rendering with fibre mesh and white monolayer coating.
- The interior cladding will be executed with plastered garnish, suitable to be painted, applied on walls and ceilings.
- In the wet rooms (kitchens and bathrooms), the walls will be tiled up to the ceiling with first quality glazed ceramic tiles, 15 €/M2 value.
- For the house, 1st quality ges paving 15€/m2 to match the skirting board.
- Exterior flooring of 1st quality ges stoneware at purchase price of 15 €/m2
- Façade cladding with 1st quality stoneware 15 €/m2





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Plumbing and drainage:

- The sanitation installation will be executed with P.V.C. pipes.
- The plumbing installations will be executed with multilayer pipes for hot and cold water.

Bathroom fittings:

- Roca brand Gap model (not suspended) or similar and good quality single-lever mixer taps Grohë Eurosmart type.



Electricity:

- According to Electro-Technical regulations, low voltage, high electrification of 9.2 Kv, mechanisms type Simon 27 or similar.



Communications:

- Telephone, intercom and telecommunications according to regulations.

Paintwork:

- Smooth plastic paint on plaster with colour to be chosen by the property.

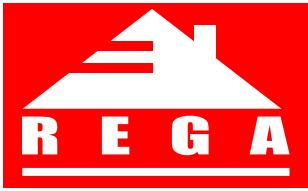


Air conditioning:

- Pre-installation of air conditioning, false ceiling, in bathroom and corridor, for machinery and ducts.



- **Entry phone with opening from the property.**



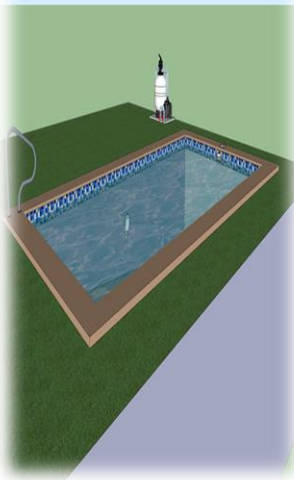
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□ PLOT

- On the main façade to the access road with reinforced concrete foundations and a 1.60 m high fence with concrete block wall to be covered with single layer.
- Perimeter enclosure of the rest of the plot with reinforced concrete foundations and concrete block wall up to 20 cm from the ground covered in white mojarar and the rest with a 1.50 m high metal fence, white Hercules type.



□ SWIMMING POOL

- Swimming pool according to project design of 3 x 11 or 4 x 8 and with a depth of approx. 1.5 m and with blue gresite inside.
- Stainless steel stairs to the pool.
- Tailor-made purification equipment .
- Two white light bulbs.
- A pumping and return system.
- One outside shower.

***** Any modification or change in the quality of the memory is subject to the Seller's quotation.**