



MEMORY OF QUALITIES
VILLA GREEN

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STRUCTURE - FOUNDATION

- Foundation made of Reinforced Concrete of high resistance.
- Structure composed of pillars, and slabs and beams, constructed of reinforced concrete, according to regulations and manufactured with anti-seismic protection.

DECK

- Main decks not passable, in part. Deck on the ground floor with access to plot from the outside by stairs.
- Covers Waterproofed with thermal and acoustic insulation.

FACADE - ENCLOSURE- ROOFS.

- Main facade cladding with first quality porcelain material PORCELANOSA
- White monolayer type mortar, finish floated and painted.
- Enclosure by ceramic brick factory and thermal insulation - acoustic with interior cladding.
- Perimeter enclosure of the plot formed by reinforced concrete walls and metal fence lacquered to the oven.

GLAZING - ENERGY CERTIFICATE

- Double thermal glazing - acoustic and safety glass in doors and windows.
- Acoustic and thermal insulation throughout the housing envelope according to regulations.
- Homes rated High Energy Efficiency - Category B.

EXTERIOR CARPENTRY - DOORS AND WINDOWS

- Textured black aluminum exterior carpentry with thermal bridge break.
- Motorized aluminum blinds in bedrooms. (Optional blinds in other rooms)
- Main entrance door, with strong-arm security system.

INTERIOR CARPENTRY - FURNITURE

- Doors in white lacquered DM material, with sheet of 0.72 x 2.10 and fixed flush to the ceiling.
- Modular wardrobes in bedrooms, clad inside textile finish, with drawers, shelves and hanger. White lacquered folding doors with concealed handle.

KITCHEN FURNITURE - COUNTERTOPS

- Kitchen furniture with high and low modules manufactured and installed by PORCELANOSA.
- Countertop of brand Compact® or Silestone® in bench and peninsula. (Material KRION® PORCELANOSA optional)
- Stainless steel sink and high pipe taps with monodrive.

HOUSEHOLD APPLIANCES

- Integrated in the design of the kitchen furniture. (Not included in the price of the house).

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ELECTRICAL INSTALLATION - TELECOMMUNICATIONS

- Electrical installation embedded throughout the house, according to regulations. High power level (9.2 kw)
- Plugs and switches according to electricity plan. Niessen brand model Zenit.
- Pre-installation for charging point electric vehicle.
- Installation of fiber optic for television and internet in the residential. Cabling CAT 6 internet in interior housing
- Pre-installation for photovoltaic equipment using solar panels 3.0 kW (Optional)

LIGHTING

- Exterior wall in facade and installation of lighting inside the house according to plans.
- (Optional: Plugs, switches or additional lighting)

OUTSIDE PLOT - GARDENING

- Metal doors and main fencing according to design in pedestrian accesses and fenced type Junco.
- Printed concrete floor in private parking area.
- Telecommunication socket and water supply point on outdoor terrace.
- Finishing of garden area by artificial grass and Washingtonia palm

SWIMMING POOL (Optional)

- Formation of glass by concrete gunitado, waterproofed and covered with gresite.
- Access staircase of the same material and outdoor shower set with paved area
- Filtering and pumping equipment, automatic and programmable. White LED lighting
- Shower and perimeter pavement in pool area according to plans.

FLOORING - CLADDING - PAINTS

- PORCELANOSA 1st quality porcelain flooring in the interior of the house, terraces and balconies.
- Stairs covered with porcelain 1st quality non-slip.
- Tiling of bathrooms by combination of first quality PORCELANOSA porcelain material according to design.
- False plaster ceilings, with formation of moat or curtain according to rooms.
- Interior wall cladding with plaster. Smooth white paint on walls and ceilings.

INSTALLATIONS - VENTILATION

- Sanitary hot water through Heat pump wall aerothermic in laundry area with accumulator of 120 liters.
- Pre-installation of ducted air conditioning throughout the house (except bathrooms) with lines for connection of outdoor units. (Machines not included)

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- Intercom and intercom on the floors of the house, integrated for opening pedestrian access to the residential.
- Forced micro-ventilation through ducts with mechanical extraction on all floors of the house
- Installation of telecommunications, including digital terrestrial television by optical fibre.

BATHROOMS - TOILETS - TAPS

- ARQUITECT PORCELANOSA suspended toilets with built-in flush flush
- Bathroom furniture with drawers and countertop by KRION® PORCELANOSA (Two breasts in Suite 2)
- SLATE PORCELANOSA shower trays in all bathrooms.
- Shower screens with sliding door in safety glass.
- PORCELANOSA complete taps in bathrooms with sprinklers and/ columns in showers (According to design)

RESIDENCIAL CAMPANA BAY

- Private residential with access to common areas.
- Door for access of vehicles to the residential with opening by remote control.
- Centralized mailboxes in main access.

CHOICE OF MATERIALS

- The Client buyers may change the materials provided by the Architect in the Quality Report, provided that they make their choice within the alternatives offered by the Promoter and within the deadlines set out in the Sales Contract; and all this, upon signed acceptance of the Additional Costs that may occur due to such changes.
- The Promoter puts at the disposal of the Clients buyers of dwellings, the facilities of PORCELANOSA located in Commercial Park La Cala (Av. de Finestrat, 11-13) for the choice of any element with which they wish to customize the interior of their house.