

QUALITY SPECIFICATIONS

GOYA 12

FOUNDATIONS

- Existing

STRUCTURE

- Existing

EXTERNAL WALLS FINISH

- Lime mortar rendering with curved edges

INTERNAL WALLS FINISH

- Smooth rustic lime and graphen mortar rendering with curved edges

EXTERIOR CARPENTRY

- Sliding balcony doors, windows and hinged balcony doors: Solid chestnut wood profiles
- Glazing: Double glazing with laminated/security glass to the outside and sun control.

INTERIOR CARPENTRY

- Interior doors and closet fronts finished in whitened rustic oak
- Master dressing fronts combining whitened rustic oak with rattan fiber paneling
- Dark bronze color door handles

FLOORING

- Greige marble / Gris Zarci / 90x90 cm. tiles with a bush hammered & brushed finishing for interior and exterior floors.

BATHROOM WALL FINISHES

- Greige marble / Gris Zarci / 120x120 cm. tiles with a bush hammered & brushed finishing
- Rest of bathroom walls: Elitis wallpaper.
- Master make-up area: Omexco wallpaper.

SANITARYWARE AND FAUCETS

SANITARYWARE

- Villeroy & Boch toilets
- Iconico Japanese toilet in master, guest toilet and guest apt
- Free standing bathtub in master bathroom terrace: Iconico/ Corian type finish
- Basin countertops in greige marble/gris zarci with integrated corian type basin

FAUCETS

- Zucchetti Pan selected faucets (satin nickel finish) / Zucchetti shower heads (satin nickel finish)
- CEA Innovo stainless steel faucets in the master bathroom and guest toilet.

FURNITURE

- Under Basin unit with drawers in rustic oak finish
- Mirror cabinets over basin units for storage with integrated sockets.

INSTALLATIONS

Air-Conditioning, Underfloor Heating, Ventilation, Water

- Air conditioning & UFH production: Daikin Altherma/Sky Air. -Hot water: Daikin VRV/Altherma
- Air con & heating control: Airzone System (independent control for each room) with Lutron Thermostats in main rooms.
- Underfloor heating: Uponor in all rooms
- Ventilation: Soler y Palau extraction units
- Installation of water softener
- Installation of water deposit and pump.

Light, Internet, Sound, Security

- Electricity mechanisms: Jung LS 990
- General ON/OFF switch for lighting
- Lutron Light control system for hall, living, dining, kitchen, terraces, garden, pool areas and master bedroom suite
- Exterior lights on light sensor and clock
- Wired internet network installation for IPTV
- Wifi access points covering all rooms and terraces
- Audio installation in terrace, living-dining-kitchen area and master bedroom
- Sonos pre installation for multi room audio in the rest of the house
- Paradox alarm system with interior & exterior sensors, magnetic contacts in doors and windows and shock detectors installed.

KITCHEN

- Fully equipped kitchen by Gunni Trentino with rustic oak and lacquered fronts
- Countertop in greige marble/gris zarci in a bush-hammered & brushed finishing (oil & water protected)
- Nivito stainless steel taps & boiling water/osmosis water tap
- Appliances: Neff, Miele, Pando & Novy combination. Including wine unit and worktop integrated extraction

POOL

- Microcement finish
- Saline chlorination system and pH control pump
- Heat pump and thermal cover installation

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SPA FEATURES

- Dry sauna in pool annex
- Steam shower in master bathroom
- Jacuzzi in outdoor pool area with air and water jets

OTHER FEATURES

- Garden apt. prepared to be a bedroom, gym or office
- Outdoor fireplace
- Outdoor kitchen in ground floor terrace including Beefeater built-in gas BBQ, fridge, sink & tap and storage cabinets below in chestnut finishing
- First floor solarium chill-out area with outdoor TV preinstallation
- Roof terrace solarium with sitting area, outdoor gas fire pit, chill-out platform and long worktop with chestnut cabinets below for storage including a fridge and sink
- Entrance patio with traditional decorative pebbles flooring (empedrado cordobes) combined with greige marble fishbone pattern areas and water feature.

LANDSCAPING

- Full landscaping project including first floor and roof terraces
- Combining mediterranean with tropical areas
- Including all trees, plants, grass, irrigation system, borders, gravels and mulching

DECOR

- Fully decorated by JRW INTERIORS & ESTUCO INTERIORS in all rooms, terraces and outdoor areas with furniture, rugs, artwork, wallpapers, decorative lighting, decorative objects