

# Finishes

## ESTRUCTURE & FACADE

- **Foundation and structure:** Piles and reinforced slab with concrete framework.
- **Facade:** Double wall of ceramic brick with thermal and acoustic insulation.
- **Exterior finishes:** Water-repellent mortar, travertine marble, and porcelain.
- **Roof and terraces:** Waterproofing with modified bitumen membrane.



## Installations and Technology

- **Climate Control:** Aerothermal system with independent thermostats and app control.
- **Lighting:** Integrated LED in ceilings, mirrors, stairs, and porches.
- **Home Automation:** KNX system with lighting, climate, and sound control via iPad or mobile.
- **Security:** Alarm, IP video surveillance, and remote access.
- **Connectivity:** Professional WiFi system throughout the house.

## INTERIORS

- **Floors:** Large-format “Palancar” natural stone in the living room, dining room, kitchen, and porches.
- **Stairs:** Floating design with natural stone and embedded glass railing.
- **Bathrooms:** “Palancar” natural stone, integrated sinks, and flush showers without doors.



## Carpentry and Enclosures

- **Interior Carpentry:** Off-white lacquered oak doors up to the ceiling, built-in wardrobes, and illuminated walk-in closet.
- **Exterior Carpentry:** Black aluminum Cortizo windows, floor-to-ceiling in the living room.

## Furniture and Equipment

- **Interior design and quality furniture by La ALBAIDA**
- **Kitchen:** Exclusive design with Siemens appliances and porcelain countertop.
- **Bathrooms:** Wall-hung Villeroy & Boch sanitary ware and Fantini Nostromo faucets in matte metallic finish.
- **Laundry Area:** Integrated furniture and appliances.



## EXTERIORS

- **Pool:** Salt chlorination system, LED lighting, and non-slip natural stone edging.
- **Gardens:** Mediterranean design with automatic irrigation and landscape lighting.
- **Solarium:** 6-person jacuzzi with elevated decking.
- **Barbecue Area:** Outdoor kitchen with Silestone countertop.
- **Urbanization:** Perimeter fencing, motorized access points, and cobblestone streets.

\*THESE QUALITIES MAY BE MODIFIED BY THE SUPERVISING ARCHITECT IN CHARGE OF THE WORKS AND REPLACED WITH OTHER SIMILAR ONES.