

# ESPARTALES

- MIJAS PUEBLO -

**STANDARD MATERIAL SPECIFICATION**

## KITCHEN

ITEM	COLOR / MATERIAL	DESCRIPTION
Floor	Ceramic tiles	90x90 cm
Walls	Painted White	Plastered
Faucet		Extendable hand shower
Fridge/Freezer	Stainless steel	Combined & intergrated fridge & freezer
Dishwasher		Integrated 60 cm
Stowe and fan	Black/Stainless steel	Induction hob, 3 cooking zones, stainless steel fan
Oven	Stainless steel	Built-in electric oven
Counter top	Granite	20mm.
Cabinets	Vanilla or Warm grey	Top quality kitchen, matte steel handles
Coffee machine	N/A	Included in the technical package
Lighting	Dimmable	Spotlights, Spotlights

## BATHROOM

ITEM	COLOR / MATERIAL	DESCRIPTION
Floor	Ceramic tiles	40x40
Walls	Painted white + tiles	Tiles 30x60 cm
Commode	White	Porcelain
Counter top	Marble	
Immersed sink	White	Washbasin in porcelain with overflow protection.
Faucet	Chrome	
Ceiling shower	Chrome	Round or square thermostatic mixer and shower set.
Square mirror		Above wash basin
Shower corners	Clear glass	Tempered glass
Wallmounted toilet	White	Soft Close seat
Lighting	Dimmable	Spotlights, LED-light

## LIVING ROOM / DINING AREA

ITEM	COLOR / MATERIAL	DESCRIPTION
Floor	Ceramic tiles	90x90 cm
Walls	Painted white	Plastered
Lighting	Dimmable	Spotlights, LED-light

## BEDROOM

ITEM	COLOR / MATERIAL	DESCRIPTION
Floor	Ceramic tiles	90x90 cm
Walls	Painted white	Plastered
Lighting	Dimmable	Spotlights, LED-light

## HALLWAY

ITEM	COLOR / MATERIAL	DESCRIPTION
Floor	Ceramic tiles	90x90 cm
Walls	Painted white	Plastered
Wardrobes	Wooden	Wooden fitted wardrobes with sliding doors
Lighting	Dimmable	Spotlights, LED-light

## CONSTRUCTION DETAILS

### FACADE & EXTERIOR:

Formed by factory solid brick on its outer face, the inner face plastered  
Thermal insulation pannels of rock wool or polyuretan foam  
Thermal and acoustic insulation through air indoor camera with double cavity  
Outside rendering with plastering mastered with cement mortar,  
finished with the highest quality “petrea” paint in three layers  
White PVC windows and doors  
Double glazing with intermediate air chamber

### EXTERIOR AREAS:

Grass planted garden with palm trees  
Automatic irrigation system  
Glass rails with stainless steel posts  
Swiming pool, infinity type, 4x7 meters, with sub aquatic lights and automatic cleaning system  
Non-slip grate tiles  
Fenced parameter with remote control gate for vehicle access

### ELECTRICAL INSTALLATIONS:

Spotlights, dimable and with LED-lights  
Climate control: air condition cold/heating in all rooms. One equipment system per level.

**ROOM PARTITIONS:**

The room partitions are formed with double hollow brick, plaster and render finished in white color

**INTERIOR DOORS:**

Doors of pine wood, white painted

Conditions imposed by the authorities as well as technical adjustments remain reserved.

Items in the quality specification can be subject to change.

**ADDITIONAL OPTIONS - NOT INCLUDED IN THE PRICE**

Wine cooler

Microwave oven

Floor heating

Bathtub

Solar heating system for house and swimming pool

Outdoor kitchen and shower