

# QUALITY DESCRIPTION (MATERIALS)

## PANORAMA - SERENA GOLF RESORT (STANDARD VILLA)

### STRUCTURE

Concrete foundation base slab, using special marine concrete.  
Structure with reinforced concrete complying with the CTE regulation.  
Concrete perimeter foundation to erect boundary walls.  
Concrete for paved/tiled garden area (as detail drawings).  
Concrete decorative overhang (as detailed drawings).

### FACADE:

External double cavity walls using ceramic bricks, with cavity walls.  
Cavity walls with thermal and acoustic insulation as per current building regulations (CTE).  
Facade as per 3D designs attached to the contract of sale.

### FLOOR AND WALL TILING:

- Tiles inside the property will be of modern style.
- Paved outdoor areas with top quality tiles.
- Bathrooms and kitchen tiled to first grade in a modern style.

### PAINTING:

- Smooth, paint finish in white mat finish.

### INTERIOR CARPENTRY

Main entrance door to the property will be a security door with PVC panel in a modern style (white).  
Interior joinery finished in white with chrome fittings and handles.  
Fitted wardrobes with drawers in white exterior finish.

### EXTERIOR CARPENTRY:

Aluminium - Colour dark graphite grey / black grata.  
Bedroom & Kitchen window in aluminium with shutters in the same colour.  
Bathroom windows in aluminium with tilt and pull action also fitted with shutters with the same colour.  
Living area with extended sliding doors with specialized easy slide mechanism.  
Thermal cavity or double glazed glass.

### GLASS:

- All windows and sliding doors will be fitted with double glazing.
- Sliding doors will have safety glass with solar control and double cavity.

### KITCHEN:

- Kitchen units will be as per individual plans.
- Work top will be from Silestone or similar material.

### PLUMBING AND SANITARY WARE:

- All plumbing with PPR pipes insulated and PVC drains.
- Sanitary ware of modern design with matching taps.
- Bathroom cabinets and sink will be installed suspended in both bathrooms.
- Shower tray with glass partition included.

**ELECTRICITY:**

- Mechanisms and switches in chrome finish.
- Installing single antenna and FM TV in living room and all bedrooms.
- Pre-installation for telecommunications.
- Installation to meet current telecommunications regulation.
- Points for indoor and outdoor lighting according to regulations.

**INSULATION:**

- Thermal insulation as per current building regulations.
- Sound insulation as per current building regulations.

**CLIMATIZACION:**

- Pre-installation with ducted vents including expulsion, chrome or white colour covers (to be determined by the clients).

**GARDEN & OUTDOOR AREAS:**

- Private swimming pool sizes dimensions as stated on plans.
- Swimming pool will have chlorine purification system.
- Pavement - tiling of the areas marked on the plan.

**EXTERIOR WALLS AND FENCES:**

The plots are divided by a wall with coloured galvanized fencing, at a height of 1,80 cm – as per plans attached.

Galvanized entrance gate to the front garden with sliding door for the parking area.

**APPLIANCES:**

- Extractor hood, hob and oven in the kitchen.
- Aero thermal system for hot water.

***NOTE:*** The owners or management reserve the right to make any changes on this list of materials and qualities.