

QUALITY REPORT

VASARI VILLAS – ALTOS DE PUENTE ROMANO

FOUNDATIONS & STRUCTURE

Formed of reinforced concrete and suspended hollow block slabwork.

ROOF

Inclined tiles with 'old' effect over polyurethane foam waterproofing. Flat roof areas waterproofed and insulated with bitumen felt and polyurethane foam, with 30 X 30cm tiles in transitable areas.

EXTERIOR WALLS

Cavity walling of half a foot engineering bricks to exterior and normal hollow brick to interior, cavity filled with polyurethane foam, rendered in cement mortar with ornamental mouldings.

FACINGS

Exteriors: Rendered with cement mortar.

Interiors: Smooth plastered with mouldings in all rooms except the kitchen and bathrooms. Plasterwork in ceilings of bathrooms and kitchen.

FLOORING

Drawing room: First quality cream marble, laid angular style with perimeter fringe.

Bedrooms: First quality cream marble.

Bathrooms: First quality cream marble.

Porches and terraces: Cream marble combined with terracotta.

Kitchen: Gres floor tiles.

Entrance and lateral side of house with terracotta.

WALL TILES

Bathrooms and toilets: Tiled with first quality marble. Tiled only 2 meter high.
Kitchen : Tiled with ceramic tiles to the ceiling.

CARPENTRY

Interior carpentry: Solid mouldered doors in ivory coloured, lacquered wood.
Exterior carpentry: In first quality white lacquered aluminium.
Electrically operated aluminium roller blinds in all bedrooms.
Entrance door of solid wood with security key lock.
Cupboard doors of identical quality as internal doors, finished in their interior with matching melamine shelving and drawers.

GLAZING

Double glazing in climatic glass.
Mirrors in bathrooms.

PLUMBING

Supply pipes in copper and waste pipes in PVC. Sanitary ware in white vitrified porcelain trade mark Roca, meridian model. Marble built-in wash basins. Grohe taps. Hot water via gasoil accumulator.

PAINTWORK

Interior: Smooth plastic paint in walls, ceilings and mouldings.
Exterior: Plastic paint in a combination of colours.

ELECTRICAL INSTALLATIONS

Installation based on the power rating required, with equipment trade mark Niessen or similar.
Pre-installation of telephone line in drawing room and bedrooms. Connection point for television in drawing room and bedrooms.
Satellite television connection (8 channels) in all the T.V points.
Alarm installation with infrared sensors in each room.
Halogen spot lights in bathrooms.
Light dimmer switch in master bedroom, drawing room and hall.
Installation of intercom.

AIR CONDITIONING / HEATING

Air conditioning – hot/cold system installation.
Underfloor heating throughout the house via gas oil accumulator.

URBANIZATION

Combination of stone wall and metallic green fence around the house. In the main facade stone wall with iron perimeter.
Automatic access door to garage with remote control.
Pedestrian exterior gate.
Garden lighting & pool lighting.
Automatic irrigation with electronic program.
Completely finished pool size 5m x 5m.
Completely finished garden with a variety of trees and other greenery.

VARIOUS

Fitted kitchen totally equipped (electric appliances of Siemens or similar).
Fireplace in cream colour marble.
Iron Banister in Main Stairs.

EXTRAS- VAT not included

Finish of basement with an extra bedroom-suite, W.C. wooden floors and Airconditioning installation: 35.000 €

Extension of utility room in kitchen area: 15.000 €

Possibility of a complete lift installation: 40.000 €

The qualities as specified may be modified by the architect acting as technical director of the project and may be substituted by other of similar quality.