

QUALITY SPECIFICATIONS

villa SAGARA

Price	599.000 €
Plot m ²	836 m ²
Bedrooms	4
Bathrooms	5
Built living area m ²	190.00 m ²
Covered Terrace m ²	67.86 m ²
TOTAL COVERED AREA m ²	257.86 m ²
Open terrace m ²	141.75 m ²
Car Port m ²	81.30 m ²
Swimming Pool m ²	53.50 m ²
TOTAL BUILT AREA m ²	548.61 m ²

FOUNDATION

- Reinforced concrete foundation with tie beams.

STRUCTURE

- Waterproof, reinforced concrete, one-way slab.
- Reinforced concrete waffle slab with steel/concrete pillars and beams, according to structure project details.

ROOF

- Inverted flat roof finished with roof tiles or with gravel in not transited areas and selected high quality ceramic porcelanic with non-slip finish in terrace areas.
- Waterproofing of terraces over living areas with double asphalt layer and high-density insulation (50 mm).

EXTERIOR WALLS AND SURFACE

- Ceramic bricks double layer with insulation (density 45 kg/m³)
- Exterior renders with damp proof cement mortar in color white.

INTERIOR WALLS AND SURFACES

- Ceramic bricks finished with "mastered" plaster work and smooth plastic paint.

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FLOOR TILES

- Interior: High quality Marble “Crema marfil” 40X60 cm with a highly polished finish.
- Exterior and terraces: High quality “Crema marfil” ceramic porcelanic non-slip finish. PORCELANOSA or similar.

WALL TILES

- High quality ceramic/porcelanic. PORCELANOSA or similar.

EXTERIOR CARPENTRY

- Aluminum carpentry, profiles by Cortizo o similar, high quality windows CLIMALIT 6/14/4.
- Main sliding doors with sunken frames and lift & side system with thermal break and security double glazing.
- Bedroom doors: Sliding hidden sashes system with thermal break and security double-glazing.
- Windows: tilt and turn hidden sash system with thermal break and security double-glazing.

INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: Withe smooth lacquered wood with stain-less steel concealed hinges.
- Wardrobes: White textured lacquered wood with stainless steel concealed hinges.

EXTERIORS

- Lower retaining wall in exposed stone.
- Plot to road enclosure: 1,50 m high damp proof concrete brick colored in "Crema marfil".
- Plot to plot division: Galvanized mesh (2 meters) and/or "vegetation screen" according to type and location.
- Terrace banisters in glass and stainless steel.
- Vehicle gate to driveway entrance in colored aluminum.
- Walking gate to driveway entrance in colored aluminum.

SWIMMING POOL

- Size: 8 meters X 5 meters.
- Reinforced concrete structure. Waterproofing by Revest-ech or equivalent.
- Finished with waterproof cement mortar in color white.
- Chlorine based filtration system with water pump.

SANITATION

- System separating rainwater and wastewater.

ELECTRICITY

- Electrical switches and sockets SIMON. High Tech series or similar.

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HEATING AND AIR CONDITIONING

- Daikin system (hot/cold air con) by concealed ducts throughout the house with separate areas.

SANITARY WARE AND TAPS

- Bathroom fittings by Roca and taps by Grohe or other leading brand.

KITCHEN

- White lacquered handle less drawers and cabinets.
- Fully equipped with aluminum FAGOR (or similar) appliances: Hob, oven, extractor, microwave, refrigerator & freezer.
- Silestone work surface.

OTHER EQUIPMENT

- Bioethanol fireplace EcoSmart or similar installed in living room.
- Pre-installation of blinds
- Bticino video entry system.

NOTABLE FEATURES

- Ceiling height in main living area of approx. 2.8 meters with floor to ceiling windows.
- Living area patio doors slide and leave a huge open area uniting living area and terraces.

- Continuation of ceramic porcelanic floor inside and outside of the property for heightened esthetical value.
- ECO building with very low energetic consumption.

OPTIONAL EXTRAS

• Blinds	3.500,00	EUR
• Electric Blinds	6.700,00	EUR
• Automated irrigation systems	3.600,00	EUR
• Hot water for swimming pool	9.200,00	EUR
• Domotic	15.000,00	EUR
• Photovoltaic panels for self-consumption (90% daily consumption)	20.000,00	EUR
• SIEMENS appliances	4.500,00	EUR