

K'IIN & K'AAN VILLAS

2.0



Easy Living Costa Blanca

BUILDING SPECIFICATIONS

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FOUNDATIONS AND STRUCTURE

- Foundations of reinforced concrete following regulations and project.
- Waterproofed foundation walls and buried structures with bitumen asphalt emulsion.
- Foundation walls and buried structure drainage using dimpled drainage sheeting with integrated geotextile.

EXTERIOR AND PARTITION WALLS

- Exterior of perforated 11-cm ceramic brick. Double thermal and acoustic insulation with polyurethane foam and Grafipol TR-29 . Inner sheet of 7-cm perforated ceramic brick.
- Internal partition walls of plastered 7-cm ceramic brick.

ROOFS

- The homes have two types of roof:
- Roof type 1 – walkable: flat, unventilated, with thermal and acoustic insulation. Single layer of waterproofing finished with smooth grip porcelain tiles.
- Roof type 2 – non-walkable: flat, unventilated, with thermal and acoustic insulation. Waterproofed and finished with gravel aggregate.

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SURFACE COVERINGS

- Interior walls and ceilings in smooth plastic paint.
- Interior: smooth plasterboard ceiling over a hidden galvanised steel structure.
- Toilet where the air conditioning unit is located: perimeter of plaster- board tray and the remainder with removable ceiling.
- Porcelain or wood look ceramic tiling in the entrance area.
- One white water-repellent layer coat on the exterior walls.
- Window sills with flashing in limestone.

FLOORS AND TILING

- Finest quality 60x120 porcelain tile flooring inside the home.
- Finest quality smooth grip 60x120 porcelain tiles on terraces, outdoor areas, balconies and sun deck.
- Skirting using the same porcelain flooring, both indoors and outdoors.
- Stamped concrete or porcelain in the vehicle parking area.
- Finest quality tiles in bathrooms 60x120.

INTERIOR FINISHING

- Armoured entrance door.
- Internal doors finished in white lacquer.
- Door handles, hinges and knobs in faux stainless steel.
- Built-in wardrobes with lacquered sliding or regular doors, shelving, dividers, hanging bars and self-closing drawer drawers.

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EXTERIOR FINISHING AND GLAZING

- PVC or aluminum finishing with thermal breaks. Anthracite grey or similar.
- Hinged/tilt and turn windows in bathrooms.
- Sliding glass doors depending on size.
- Motorised aluminium blinds.
- Double-glazed safety glass windows.
- Double glazed safety glass terrace railings as per regulations.
- Pedestrian and vehicle entry gates in the same design as the dividing fence, lacquered in the same colour as the exterior finishing. Automatic vehicle entry gate.

PLUMBING AND BATHROOM FIXTURES

- Wall-hung toilets with concealed cisterns.
- Single-lever taps.
- Built-in taps in showers.
- Modern bathroom fixtures.
- Glass shower screens.

ELECTRICAL INSTALLATION

- Electrical installation designed to supply 9.2 kW, with protection boxes.
- Switches in black color or similar.
- Television, telephone and Internet wiring pre-installed.
- Digital video entryphone.
- LED interior lighting.
- Electric vehicle charge point in parking area.

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PROPERTY IMPROVEMENTS

- 7.00x3.50 metre pool with a depth of 1.2 to 1.6 metres approximately, entry stairs and a porcelain tile deck.
- Artificial lawn, flower boxes and areas landscaped with white stone.
- Outdoor LED lighting on the exterior walls of the house.
- Landscaping using plants adapted to the Mediterranean climate and drip irrigation on an automatic timer.
- Perimeter fencing along shared boundaries or roads comprising single coat wall topped by a metal fence with posts and horizontal slats lacquered in the same colour as the exterior finish of the home.
- Perimeter fence fronting the road, overlooked by the main facade of the home, comprising single coat wall topped with laminated glass.

AIR CONDITIONING AND HOT WATER

- Installation for ducted air conditioning.
- Installation of an 150 liter arothermal heater.

KITCHEN

- Kitchen furniture in white, with floor-level and elevated kitchen cabinets and self-closing drawers with Blum guides.
- Silestone benchtop or similar.
- Extractor hood.

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STAIRS

- Metal stairs up to the sundeck for single storey homes.
- Stairs up to the second floor (two storey homes) with laminated safety glass railings.

OUTDOOR FIXTURES

- Barbecue with bench and storage room. Porcelain tiling and flooring, power outlets and LED lighting. Exterior coated with the same single-layer water-repellent finish as used on the facade.
- Hut for pool installations and automatic watering. Exterior coated with the same single-layer water-repellent finish as used on the facade.