

## Tomillo Community

### QUALITY SPECIFICATIONS

#### FOUNDATIONS AND STRUCTURE

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- Reinforced concrete with separate footings and one-way slabs.

#### EXTERIOR BRICKWORK

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- External walls composed of four layers of insulation, exterior ceramic brick, air chamber, high density polystyrene insulation and ceramic brick / thermal clay block according to energy efficiency requirements of the Technical Building Code.

#### ROOF

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- Flat non-trafficable roof with extruded polystyrene insulation (8 cm) and trafficable in terraces.

#### FAÇADE

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- Single layer mortar with a scraped finish.
- La Nucia natural stone walls.

#### INTERNAL WALLS

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- Brick with plaster finish.

#### BATHROOM FINISHES

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- Top of the range "Gres" ceramics and Zarci grey marble according to the latest design.

#### INTERIOR AND EXTERIOR FLOORING

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- **Interior**, Zarci grey marble, according to interior design project.
- **Exterior**, Zarci grey marble, according to interior design project.
- **SPA & pool area**: Synthetic wood, according to interior design project.

#### INTERIOR AND EXTERIOR LIGHTING

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- **Interior**, LED type lights and ceiling spotlights, switches in white colour throughout and plugs according to standard regulations. Perimeter LED light molding according to interior design project.
- **Exterior**, façade fixtures and garden lighting.
- **Spa area**, ceiling spotlights and linear LED lights.

## EXTERIOR CARPENTRY

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- In aluminum, Schüco brand with thermal break, Anthracite grey color (RAL 7016), floor recessed in living room and kitchen.
- 3 m high doors in ground floor and 2.8 m high doors in first floor.

## INTERIOR CARPENTRY

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- **Kitchen:**
  - Fitted with base and wall units, equipped with a complete set of white goods (induction cooktop, vertical extractor, double fridge, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine) with energy efficiency class A++.
  - Kitchen furniture units in MDF with faded American walnut finish. Cabinets with interior LED lighting.
  - Single sink in the same material as the worktop, vertical single lever taps with two positions.
  - Hammer bushed and brushed Zarzi grey marble worktop 20 mm thick.
- **Interior doors:**
  - Smooth lacquered finish, floor-to-ceiling, with steel handles in chrome finish, invisible door hardware.
- **Wardrobes:**
  - Wardrobe with swing and sliding doors with faded American walnut finish. Interior distribution with shelves, drawers, hanger bar and interior light, adapted to the dimensions.
- **Stairs:**
  - Metallic with glass banister and Zarci grey marble finish.
- **Entrance door:**
  - Entrance door in wood, with security lock.

## GLASS

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- Double glazing with air chamber according to Technical Building Code.
- Entrance door in aluminum and glass, with security lock.
- Fixed screen in bathrooms.
- Sliding glass door screens in bathroom 1 and 3.
- Glass sliding door in suite.

## BATHROOM FITTINGS AND FAUCETS

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- Roca wall mounted bathroom fixtures in white.
- Designer circular basin ion honed ivory marble, according to the interior design project.
- Floor-level shower, in the same material as interior floor tiles. Thermostatic taps in chrome finish.
- Single handle tap in chrome finish, with aerator for water efficiency.

## PAINTWORK

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- Smooth finish in white colour.
- Decorative wallpaper on bed headboard walls.

## HEATING AND AIR CONDITIONING

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- Central Air conditioning with heat pump through ducts.
- Pre-installation of electric towel rails in bathrooms.
- Air renewal system with heat recovery.
- Water underfloor heating, including basement, except garage area.

## EXTERIOR

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- **Pool:**
  - 45m<sup>2</sup> water sheet pool with beach zone and infinity system.
  - LED light with different color combination according to landscaping design.
  - Same tile finish as terrace.
  - Salt electrolysis system.
- **Garden:**
  - Standard landscaping finish with irrigation system and lighting.
- **Fence:**
  - Main façade: Stone masonry wall.
  - Dividing walls: house area - plastic wire mesh in green colour with hedge.
  - Motorized car gate on main façade and garage.

## SPECIAL INSTALLATIONS

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- Smart Home Technology system with video interphone.
- Osmosis water filtering system in kitchen.
- Water softening system throughout.
- Motorized interior curtains.
- Full furniture package with white goods and household utensils.
- Barbeque pre-installation.
- 3-stops elevator.
- Separate storeroom (without installations).
- 3 sided propane gas fireplace
- Spa in basement:
  - 18 m<sup>2</sup> heated pool, special gresite tile finish.
  - 9,90 m<sup>2</sup> Whirlpool, special gresite finish.
  - Dressing room.
  - Sauna.
- Entertainment room in basement (75 in. TV).
- Pergola in synthetic wood in ground floor terrace.