



## SPECIFICATIONS FOR GRAZALEMA VILLAS



### STRUCTURE

Reinforced concrete slab foundation with reinforced concrete pillars and one way spanning slabs.

### EXTERIOR

#### Walls & Insulation

- Insulated cavity wall in solid brick outer skin with sprayed polyurethane foam, cavity and double brick inside.
- Roofs and Terraces with thermal insulation and waterproofing.
- Roofs finished in antiqued Arabic style tiles with traditional style eaves.
- High quality painted external render.

#### Carpentry

- Solid timber security entrance door in "Andalucian" style.
- Top quality aluminium windows with double glazing.

#### Metalwork

- Traditional "Andalucian" metalwork to balconies.

#### Terraces & Landscaping

- Wood effect, pre-cast concrete pergolas
- Paved terraces.
- Landscaped front and back garden areas.
- Landscaping around pool (where applicable).

### EQUIPMENT

#### Heating/Cooling

- Full hot and cold air-conditioning throughout.
- Decorative working fireplace in living room.
- Electric under-floor heating in bathrooms.
- Pre-installation of gas central heating

#### Bathrooms

- Pre-installation of solar energy.
- En-suite with "Roca Meridian" white sanitary ware, "Grohe Eurosmart" taps and marble surfaces.

#### Kitchen

- Fully fitted "SieMatic" kitchen. Includes "Neff" electrical goods comprising of Hob, Oven, Dishwasher, Microwave and Fridge-freezer.

- Washing machine and Dryer.
- Stainless steel 1 1/2 bowl sink with drainer.
- Granite work surface.

#### Satellite / Communications

- Centralised satellite system.
- Satellite TV sockets in bedrooms, living area and kitchen.
- Broadband internet.
- Telephone sockets in bedrooms, living area and kitchen.

#### Other Features

- External power, water and lighting provisions.
- Electrical "Niessen" mechanisms or similar brand.
- Private pool 8m x 4m.

### INTERIOR

#### Floors

- First quality cream marble floors in principal rooms and stairs.

#### Bathrooms

- Wall tiling to bathrooms in "Porcelanosa" tiles or similar.
- Master bathroom marble top.

#### Carpentry

- Varnished/lacquered wooden doors with classic brass ironmongery.
- Fully fitted wardrobes with shelves, hanging rail and drawers in master bedroom.

#### Lighting

- Downlights throughout with wall lighting points where necessary.

### ADDITIONAL SERVICES

- Arcos Gardens Lifestyle Concierge Service for all residents.
- Rental department.
- Gardening and maintenance department.

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