



SPECIFICATIONS FOR SEMI-DETACHED VILLAS LOS MOLINOS DE ARCOS



Arcos Gardens

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 internal brick skin.
- Acoustic insulation between party walls of adjoining dwellings.
- 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 "Andalusian" style.
- Top quality aluminium windows with double glazing.

Metalwork

- Traditional "Andalusian" metalwork to balconies.

Terraces & Landscaping

- Wood effect, pre-cast concrete pergolas.
- Paved terraces.
- Landscaping, automatic irrigation and lighting in front and back gardens.
- Landscaping around pool (where applicable).

EQUIPMENT

Heating/Cooling

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

Bathrooms

- En-suite with "Roca Meridian" white sanitary ware, "Grohe Eurosmart" taps and marble surfaces.

Kitchen

- Fully fitted kitchen with hob, oven, micro-wave, dishwasher and fridge/freezer (High Quality Brand).

- Granite work surface.
- Stainless steel 1 1/2 bowl sink with drainer.
- Washing machine and dryer in laundry room.

Satellite / Communications

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

Other Features

- External power, water and lighting provisions.
- Electrical "Niessen" mechanisms or similar brand.
- Private pool 8 x 4 m (where applicable).
- Cathedral ceiling in master bedroom.
- Parking and large storeroom.
- Communal gardens with 18x9m swimming pool with adjacent children's paddle pool.

INTERIOR

Floors

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

Bathrooms

- Wall tiling in "Saloni" tiles or similar
- Bathroom vanity marble tops with under counter cabinets.

Carpentry

- Varnished wooden doors with classic brass ironmongery.
- Fully fitted wardrobes with shelves, hanging rail and drawers.

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.