



FONT DEL LLOP

APARTMENTS ANNAPURNA II

BUILDING SPECIFICATIONS

Foundations

The foundations are made using a system of isolated footing and reinforced concrete grade beams in line with the geotechnical investigation that has been carried out.

Structure

The structure is built using reinforced concrete pillars and beams and waffle slabs with permanent coffering.

All the metal frames of the structure are joined and connected to a ground ring that helps carry any possible electrical charge away from the house.

Roof

The thermal-acoustic insulation is created using sheets of extruded polystyrene and roofing felt is used for the waterproofing.

In each block there is a technical area on the roof to install aerials and exterior air conditioning units.

Façade

All the façade cladding is made using a double layer of ceramic bricks with a ventilated chamber, thermal and acoustic insulation, which is finished off with a white monocouche waterproof render.

Natural stone will also be used some decorative finishes.

Thermal and acoustic insulation

According on building project.

Masonry and insulation

Interior ceramic brick partition walls.

Interior walls and ceilings

The walls are finished off with skim coating.

Plasterboard ceiling panels throughout the house, which are moisture resistant in the exterior areas and bathrooms.

Demountable bathroom ceiling, which makes it easy to check the ventilation and the interior air conditioning units that are installed there.

Washable emulsion paint on the flat walls.

Interior flooring and tiles

Porcelain tile flooring wood imitation or similar. Different formats to choose.

Top quality porcelain stoneware bathroom floor tiles. Different formats to choose

Top quality porcelain stoneware bathroom wall tiles. Different formats to choose.

Exterior paving and tiles

Effect porcelain stoneware paving tiles with a non-slip surface on the porches and terraces.

Joinery and exterior windows

Thermally broken aluminium window frames in a graphite grey colour, CLIMALIT double glazing and [Guardian Sun](#) on the balcony/patio doors and windows, which together guarantee thermal and acoustic insulation. Pre-wiring for automatic sunblind on all saloon balconies. Double glass balustrades with a stainless-steel profile.

Aluminium blinds in bedrooms of the same colour as carpentry

Interior joinery and windows

Multi-point lock reinforced front door. Built-in cupboards with sliding doors that are lined inside, they have a top section and a garment rail. White lacquered interior doors and wardrobe doors.

Plumbing and bathroom fittings

Walk-in shower with glass and steel shower enclosure.

Roca brand The GAP, or something similar.

In bathroom 1: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

In bathroom 2: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

In bathroom 3: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

The DHW is produced using a AEROTHERMAL heat pump.

Electricity

High grade electrical wiring in the house.

Surge protectors and circuit breakers.

Interior wiring with JUNG or a similar brand of pattress boxes.

Flame retardant electrical conduit system for the wiring.

White JUNG series LS900 switches.

TV sockets in the living room, in each bedroom, on the roof and terrace.

Ethernet jacks in the living room and bedrooms.

USB sockets in the living room and master bedroom.

Pre-wiring for internet that is supplied by the chosen internet connection service supplier.

Outdoor lighting on the terraces.

Pre-wiring for video intercom or any other two-way communication electronic device.

Led lights throughout the house.

Alarm pre installation

HVAC

HVAC installation (hot-cold air) by means of a ducted air source heat pump.. Calculated for the size of each house.

Underfloor heating with water underfloor heating through the house's own hot watersystem in all rooms.

Telecommunications

Communal aerial installation.

Kitchen

The kitchens are fully fitted out with top and bottom kitchen cabinets (customized options available).

Laminam or a similar brand of porcelain countertops and backsplashes.

Soft closing drawers, cooking column included for a conventional oven and microwave. Extractor hood included

Sink fitted under the countertop and 1st quality taps.

Household electrical appliances included. Medium quality,

White finishes with customized options available, handles fitted on the cabinet doors.

Private Terrace

Water point, drain point and electrical power and antenna points.

Utility area

Utility room to install the DHW system, washing machine and dryer.

Gardens and swimming pool

Communal swimming pool with a non-slip fossil style natural limestone paved area around it, which has an excellent thermal performance.

Swimming pool shower installed and landscaped area.

Indoor area (swimming pool) natural stone, Mediterranean plants and trees with drip irrigation system.

Basement:

Parking and storage room area.

Customizing the villa

THE FOLLOWING FINISHES CAN BE CHOSEN FREE OF CHARGE FROM THE CUSTOMIZATION CATALOGUE (POSSIBLE COST FOR FINISHES OUT OF THE CUSTOMIZATION CATALOGUE):

TAPS.

BATHROOM AND KITCHEN TILES.

FINISH OF KITCHEN CABINETS AND COUNTERTOP.

ELECTRICAL HOUSEHOLD APPLIANCES

Extras (with extra cost)

FIBERGLASS BLIND

JACUZZI

EXTERIOR KITCHEN

FINISHED WARDROBES

** ALL THE VILLAS HAVE A TEN YEAR BUILDERS WARRANTY THAT COVERS ANY STRUCTURAL DEFECTS IN THE HOUSES.
