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## VILLA FISCHER-69. Torre of Moro-Torrevieja: TECHNICAL FEATURES.

### OUTDOOR AREAS

- **Private plot** closed by outer wall coated with monolayer in white, finished with translucent glass, with green areas, anti-slip pavement, native vegetation, natural or artificial high-end turf, white gravel, automatic watering, light spots and enough sockets.
- Pedestrian access to the plot with **video intercom** and road access **by motorized door with remote control**, both PVC and stainless steel reinforcement.
- **Private pool with 34m<sup>2</sup> of water surface** (2,20x1.65 + 3,80x8,00m) with overflow area to **ZEN patio** both coated glossy white high end tile, **jacuzzi** with seats, stream for cervicals and lighting color led, **salt electrolysis chlorinator \*\*\*\* (salted water)**, and **automatic pH controller \*\*\*\*\***.
- Outdoor shower with mixer fitted and spray.
- **Barbecue area.**
- **Terrace area Chill-Out** with CE approved artificial turf or anti-slip porcelain floor (to choose by the client).
- **Continuous concrete printed anti-slip pavement on plot** for access and perimeter of the house.
- **Solarium** with light spots, sockets and tap and porcelain pavement floor, 60x60 brand "Extend" Grey
- **Banisters and handrails with stainless steel pillars and transparent anti-impact glass** on the plot.
- **Transparent anti-impact glass in interior separating fences, terraces and solarium.**
- Translucent glass in exterior perimeter fence anchored on concrete wall, painted and scraped in white.
- Facade illuminated with lights and strips type LED.
- Parking area for vehicle.

## INSIDE OF THE HOUSE

### COMFORT

- House provided with **AEROTHERMICS\*\*\* or HEAT PUMP** for ACS model NUOS-EVO brand ARISTON.
- Pre-installation for cold-hot air conditioning by pipes prepared for independent control of each compartment thermostatically.
- **Floor heating in the whole housing (ground and 1<sup>st</sup> floor).**
- **Recirculation system hot water**, Which allows hot water without waiting, saving water and energy.
- **Pre-installation of burglar alarm and fire-fighting.**

### MEZZANINE-SEMI-BASEMENT FLOOR

- 98,72m2 space endowed with natural light and access by stairs from both English-Zen patio, and from inside the house.
- **15 m2 English Patio with Zen decoration** plastered with monolayer in white, stair access from the plot, with a wall with water overflowing from the pool and pit covered with bright white gresite.
- **LED lighting.**
- **OPTION 1:** Finish touch of guest apartment of 93 m2 in open area: walls with smooth plastic paint on screeded plaster, rectified porcelain pavement floor with skirting board. multi-GYM room, storage area and living-dining area, , fully finished bathroom, , and electricity mechanisms NIESSEN ZENIT-WHITE-SILVER, light spots and sockets, as distribution of optional plan. It can be configured to suit the client at extra cost.

### ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

- Electrical Installation under the new Regulation for Low Voltage.
- Installation according to regulations in effect of telecommunications.
- Avant garde electricity mechanisms and telecommunications NIESSEN ZENIT-SILVER or similar.
- Wiring through conduits not propagators of flames.
- Telephone sockets in lounge and bedrooms.
- TV sockets in living room, all bedrooms, covered terrace and chill-out terrace.
- Installation of equipment to capture **TV signals, to capture international channels.**

### KITCHEN

- Furniture design of kitchen island shaped with bar to dinning room, with upper and lower cabinets, finished in **high bright white color**, auto-brake system for closing. Front of the bar in Olive wood. COMPAC-QUARTZ worktop or similar in COOL GRAY MATE, mitered edges. Integrated stainless steel sink. Mixing tap, with flexible sprayer.
- **General lighting with led lights.**
- **Glass range hood built in ceiling, glass-ceramic induction hob, pyrolytic oven, microwave with integrated grill. Brand BOSCH**, or similar.

## PLUMBING INSTALLATION

- Made with reticulated polypropylene pipe for the service of the bathrooms and kitchen. Covering of hot water with Isoline tube and covering of cold water with corrugated pipe.
- Installation of Aerotermia \*\*\* for sanitary hot water (S.H.W.) or Heat Pump for AC of 110 liters and **underfloor heating**.

## LAUNDRY

- Pre-installation for Washer and Dryer.
- Premium quality-rectified white tiles.

## BATHROOMS

- General lighting with **LED**.
- Mixing tap top quality built-in.
- Construction of shower trays in each toilet, finish touch with same material as wall hangings in floor.
- Glazed porcelain washbasin, over countertop COMPAC QUARZ ash color or similar, with mirror and LED lightning.
- **Partitions of tempered safety glass**.
- FANAL first brand tiles or similar.
  - Bath 1, ground floor: Fanal Planet brand 45x118 rectified porcelain floor and front shower meshed mosaic 30x30cms "Mosavit Lluvia" or similar.
  - Bath 2, last floor: floor and walls rectified white matte model "Concep" 30x90, with "Concept Relieve" on the wall of the shower or similar.
  - Bath 3, last floor: floor and walls rectified white model "Tallin" 30x90, and shower wall with "Tallin Decorado" 30x90, or similar.
- Hot and cold water installation according to the project and regulations in effect with high durability approved plastic pipes.
- **Underfloor heating**.
- Ventilation.

## INTERIOR WOODWORK

- **Reinforced main door**. Outward facing: PVC and Stainless Steel. Interior facing: white lacquered with inside slot, with anti-lever anchoring spurs, security lock, locking device, and chrome crank and handle.
- Interior doors **lacquered white-ice** with hidden hinge, fittings, chrome cranks and **magnetic closure**.
- Chrome finish in suite room and all bathrooms.
- Sliding hung pass gate in bathroom of suite bedroom, security laminated glass 4 + 4.

## **BUILT-IN WARDROBES**

- Finish touches in the same color as white-ice doors, with sliding doors, coats covered internally, with loft, hanging rail, drawers, shoe rack, and lighting.
- **Dressing room** in main-suite room.

## **PAINT AND ROOFS**

- The housing will be delivered with plastic paint, white and smooth finish.
- Ceilings painted in white.
- **Double height ceiling in the living-room area with indirect LED lighting.**
- **Main-suite bedroom with indirect LED lighting.** 2x2mts hollow area.
- The roof of the bathrooms will be made of **removable plaster**, wood chip panels, **chrome steel profiles** and register of installations.

## **FLOORS**

- On the ground floor, rectified porcelain pavement 118x45 with skirting board. Brand Fanal model Planet or similar.
- On the first floor, **laminated floating wood IMPRESSIO AC4 1261x244** or similar, except in bathrooms.
- **Staircase made of metal with wooden steps**

## **EXTERIOR WOODWORK AND GLAZING**

- Windows and exterior doors of **PVC brand VEKA or similar** (system SOFTLINE SL / DJ-70 mm in fixed, folding and tilt-swing (in bathrooms) and system EKOSOL SL / EK 70 mm in sliding) **color silver gray anodized, with thermal bridge break (TBB)**, glazing GUARDIAN SUN or similar "LOW-E", glass 6 + 6 with internal air chamber **Climalit, acoustic-thermal-UVA and anti-vandals isolation**, extrusionated aluminum shutters driven by **electric motor**.
- **Exterior driveway door, PVC frame, with edges and reinforced with stainless steel chrome ironwork.**

## **FOUNDATIONS**

- The housing will be made fulfilling all existing regulations on basic building standards and special regulations derived from the previous geotechnical study.
- Built on reinforced concrete slab of 35 + 5 cm ensuring the stability of the foundation by earthquakes.

## **STRUCTURE**

- It will be made of reinforced concrete according to structural calculations and existing implementing rules, set by pillars, reticular framing, solid slabs on the stairs (and with steel reinforcement, grounded to derive any possible discharges outside households.)

## DECKS

- They will be made in a flat and passable way, with its pertinent slope for the evacuation of water, **thermal and acoustic** insulation with insulating projected material, waterproofing, finish with non-slip pavement.

## FACADE

- Outer treatment coated with **scraped monolayer in white**, decoration with anti-impact grey transparent glass.
- The closure of the facade will have triple hollow partition of 11.5 cm, waterproof mortar, air chamber, thermal and acoustic insulation or similar, and double interior plasterboard.

## INSULATION AND BUILDING WORK

- The interior walls of housing will be built with double plasterboard.
- The floors of housing, will have thermal and acoustic insulation from noise impact.

## INSURANCE

- The house will have a Decennial Insurance Guarantee for damage to the building in compliance with Law 38/99 of 5 November Construction Planning.

NOTE: For technical or structural reasons, the quality report may be replaced by materials of similar or superior characteristics, if so advised by the specialist management.

## LEGEND

\* Tinted Glass: help to improve the air conditioning of the housing, letting the light in and preventing the heat balance between the interior of the housing and the exterior.

\*\*\* Aerothermy: energy system that uses the energy in the outside air, transforming it into energy that will be needed in the housing to heat the water (SHW) and the house, with high energy efficiency at low cost, high reliability, durability, advanced monitoring software and careful with the environment.

\*\*\*\* Chlorinator for salt electrolysis: generates chlorine from salt dissolved in water (salt water), obtaining antiseptic properties for eyes, skin and nose, a more efficient disinfection and avoiding the use of highly toxic products.

\*\*\*\*\* Automatic pH controller: prevents water from being corrupted, facilitating cleaning and maintenance.