

BUILDING SPECIFICATIONS

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— GRUP IMMOBILIARI —

Rosàs Promotion

2 SINGLE-FAMILY HOUSES - S/ ROSÀS 2, VALLDOREIX

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BUILDING

The foundation and structure are made of reinforced concrete, designed according to current regulations and the Technical Building Code.



FACADE

- The facade is mostly finished with large-format stone cladding.
- The entrance to the home and garage is paved.
- The exterior fence is made of reinforced concrete combined with metal elements.



EXTERNAL ENCLOSURES

Large-format enclosures in matte black aluminum, CORTIZO brand or similar.

Sliding or pivoting windows and French doors, depending on the area. High-quality thermal glass (solar control and low emission). Sliding windows will have hidden guides.

Motorized adjustable Venetian blinds for all rooms.



INTERIOR CAPRENTRY

DOORS

- White lacquered to the ceiling, with stainless steel hardware, magnetic closures and hidden hinges.

WARDROBES

- Puertas lacadas en blanco. Acabados interiores de melamina textil. Equipamiento interior en función de armario: cajones con freno, estantes, barra de colgar o cajoneras.
- White lacquered doors. Textile melamine interior finishes. Interior fittings based on wardrobe: locking drawers, shelves, hanging rail, or drawer units. Custom design possible.



INTERIOR COVERINGS

Natural wood parquet flooring in the sleeping area and large-format ceramic tiles in the living area.

Baseboards finished in matte white PVC. Walls painted in a sand color or similar.

Interior staircase with a metal frame and glass railing.



BATHROOMS AND KITCHEN

BATHROOMS

- Rectified porcelain stoneware flooring. Customization available.
- Large-format ceramic tile tiling available. Customization available.
- Bathroom furniture by HIDROBOX or similar. Faucets by AXOR or similar.
- Wall-hung toilet by HIDROBOX or similar. Lid with automatic stop.
- Integrated shower tray in the same finish as the floor. Designer bathtub. Built-in shower set with single-lever mixer tap.

KITCHEN

- Equipment is provided by SANTOS or similar. Customization available. Laminate finish with concealed handle. Integrated aluminum baseboard.
- Countertop with similar Dekton finish, with integrated sink in the same material.
- Induction hob, 3 "Touch Control" cooking zones by GAUGGENAU, and BORA or similar extraction system.
- Integrated microwave and oven by GAUGGENAU.
- Integrated refrigerator by GAUGGENAU.

INSTALLATIONS

Mitsubishi or similar ducted air conditioning system.

Underfloor heating throughout the home.

Home automation control for lighting, curtains (pre-installed), and air conditioning. Internet control.

Thermostatic control for air conditioning and underfloor heating.

Electrical system using HAGGER or similar mechanisms.

GARDENING AND POOL

Outdoor terraces with 2 cm thick compact stoneware paving, flush with the interior.

Porch area with outdoor kitchen with a full barbecue, sink, and indoor storage closet.

Includes renovation and landscaping of the entire plot. 15 m³ rainwater tank with bypass system for the automatic irrigation system.

Saline pool finished in porcelain stoneware.



GARAGE

- Space for three vehicles.
- Mechanical roll-up door.
- C3 non-slip flooring.
- LED lighting.



SUSTAINABILITY

The design and construction of the home minimize environmental impact and maximize energy efficiency, while maintaining a commitment to sustainability.



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