

FINISHES SPECIFICATION

ESPÍGUL[®] REAL ESTATE
GROUP

Houses in Begur

4 HOUSES OF LUXURY - BEGUR (COSTA BRAVA)

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EXTERIOR FINISHES

- Facade finished with white mortar and white paint.
- Pavement in front of the garage with BREINCO-type paving stones or similar.
- Garage cladding in natural stone.
- Flat roof finished with gravel.
- Paved terrace.



EXTERIOR CARPENTRY

- Aluminium frames with double glazing, CORTIZO brand or similar. System with concealed track on the sliding doors in the dining area.
- Frames with thermal break, finished in anthracite grey or matte black.
- Low-emissivity and solar-control glass.
- Sliding and hinged opening systems.
- Main entrance door in aged oak.
- Motorised roll-up garage door with safety photocell.



INTERIOR FLOORING /GARAGE

INTERIOR FLOORING

Large-format rectified ceramic flooring (90x90 or similar).

White PVC skirting board.

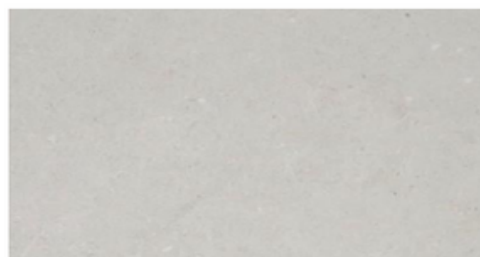
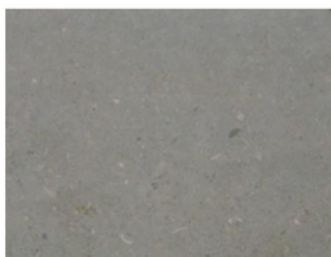
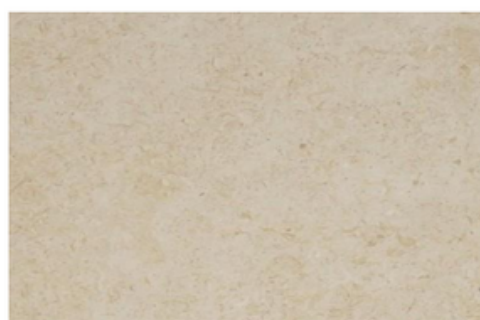
GARAGE

Non-slip rectified ceramic flooring (60x60 or similar).



INTERIOR WALL FINISHES

- In the bathrooms, rectified porcelain material with the option to choose between different models and formats.
- Interior walls and ceilings finished with two coats of smooth white plastic paint.



INTERIOR CARPENTRY

- Portes interiors xapades en roure, de terra a sostre, amb ferratges d'acer inoxidable, tancaments magnètics i ferratges ocults.
- Armaris de melamina amb acabats interiors en melamina d'acabat tèxtil.
- Cada armari està compost per un prestatge superior i una barra per penjar.
- Possibilitat de personalitzar la distribució interior de cada armari mitjançant pressupost a part.



KITCHEN

- Kitchen furniture finished in white on doors and drawers, SANTOS brand or similar, with DEKTON countertop or similar and SIEMENS brand appliances or similar.
- Included appliances: BORA System induction hob (with air extraction and air recirculation system), microwave, and oven.
- Possibility to integrate the refrigerator and dishwasher with the same finish as the kitchen furniture (additional quotation).
- Sink and tap by BLANCO or similar.



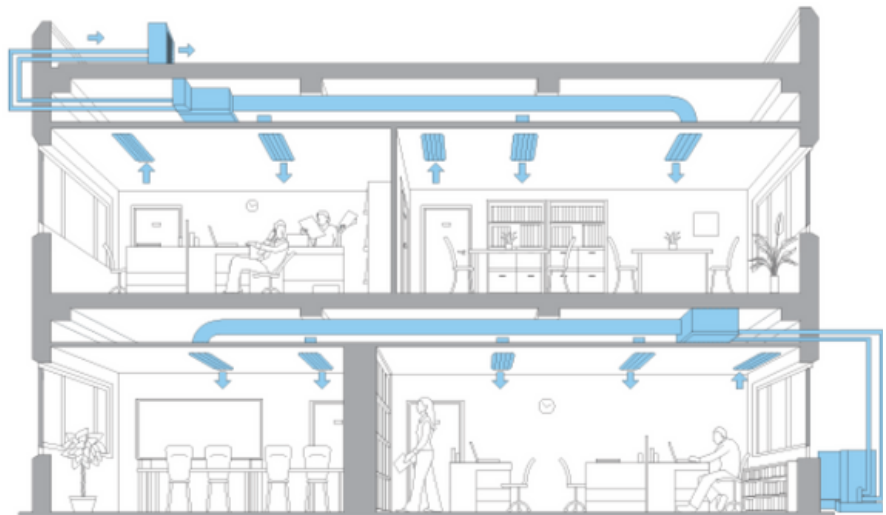
BATHS

- Bathrooms are delivered with LED backlit mirror and wall-mounted furniture (in first-floor bathrooms).
- Wall-mounted washbasin in the ground-floor bathroom (option to install wall-mounted furniture, additional quotation).
- Concealed taps in washbasins and concealed thermostatic taps in showers.
- Flush shower tray finished in white with integrated drain.
- Pre-installation for electric towel rail.



CLIMATE CONTROL SYSTEM

- Air conditioning system with MITSUBISHI units or similar, using ducts with linear and adjustable grilles in each room.
- The installation includes a return system to ensure proper recirculation of indoor air.



ELECTRIC INSTALLATION

- Instal·lació de xarxa elèctrica segons la normativa vigent.
- Endolls i interruptors marca SCHNEIDER o similar.
- Presa de televisió i telèfon segons la normativa vigent de telecomunicacions.
- Antena per a la recepció de senyals de TV/Satèl·lit situada a la coberta amb receptora.



COM. NETWORK INSTALLATION

- Installation of communication network points (3 in the living-dining room, 2 in the master bedroom, and 1 in the remaining bedrooms).
- Installation of a hub in a telecommunications cabinet to centralise and connect the entire internal network of the property.
- Telecommunications cabinet prepared for router installation and fibre optic connection.



WATER INSTALLATION

- Installation of an internal pipe distribution network for cold and hot water according to current regulations.
- Shut-off valves in each wet room.
- Sustainable production of domestic hot water through an aerothermal system.



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The construction company reserves the right to make any modifications deemed appropriate, whether due to market requirements or any other circumstances, replacing materials or finishes with others of equal or superior quality.

The photographs shown are NOT contractual; they are merely illustrative, intended to accompany the text and showcase some of the finishes.

The text of this specification prevails over the images, as some of the finishes shown may involve additional material or installation costs.