

El jardín de Sarrià Finishes Specification

Bienvenidos a casa

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Index

In this presentation, you'll discover all the elements and details that will shape your future home. From the structure to the interior finishes, we'll guide you through everything that makes it a truly unique space.

- ⁰¹ Interior Flooring and Gardens
- ⁰² Kitchen
- ⁰³ Bath
- ⁰⁴ Ext./Int. Carpentry
- ⁰⁵ Walls and Ceilings
- ⁰⁶ Ventilation
- ⁰⁷ Installations
- ⁰⁸ Facade
- ⁰⁹ Communal Areas

Interior Flooring and Gardens



Interior flooring finished with high-quality porcelain stoneware featuring a natural wood parquet effect. The same flooring will be used throughout all interior areas, including private gardens and duplex staircases.
 Green areas in private gardens finished with compacted sand (sauló) according to the project.
 Communal areas finished with large-format stoneware tiles.
 Perimeter enclosures made of simple twist wire mesh.

Kitchen



Kitchen furniture in matte white, with PVC doors and drawers featuring a handleless design.

Kitchen countertop in compact quartz board by Silestone, 'Blanco Norte' colour.

Single-bowl stainless steel sink, undermounted, with single-lever faucet.

Appliances: induction hob, microwave, oven, and decorative hood by Siemens or similar range.

Baths

Tiles – A selection of different combinations of high-quality ceramic tiles will be available, still to be determined.

Bathtub/Shower tray – Extra-flat, floor-level shower trays (or of minimal thickness) will be installed in the en-suite bathroom, and a standard bathtub in the main bathroom. There will be an option to replace the bathtub with a shower tray, taking into account the additional cost depending on dimensions.

Furniture – The accessible bathroom will include a washbasin with semi-pedestal; the second bathroom will feature a white 60 cm vanity unit with two drawers and an integrated basin.



Exterior / Interior Carpentry

EXTERIOR CARPENTRY

Lacquered aluminium carpentry with thermal break or PVC, both with double glazing.

INTERIOR CARPENTRY

Interior carpentry with smooth pre-lacquered white doors and frames.

Chrome handles.

Cabinet with pre-lacquered white doors enclosing the laundry area.

One built-in wardrobe in the main bedroom, featuring a top shelf, hanging rail, and drawer unit, with an interior lined in textile-finish melamine and metal handles.

Option to install additional wardrobes in the other bedrooms upon request and with a separate quotation.



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Walls and Ceilings

False ceiling made of plasterboard panels in hallways, bathrooms, and kitchen areas.

Walls and ceilings smoothly plastered and finished with two coats of smooth white plastic paint.



Ventilation

Centralized extraction and renewal system with individual mechanical ventilation, ensuring continuous and comprehensive air circulation throughout the entire dwelling, with individual ducting to the roof and low-noise motors.



Installations

[1] **Aerothermal System.** High-efficiency aerothermal unit for the production of domestic hot water (DHW) and heating water. Digital thermostat for temperature control. Aluminium panel radiators. Towel radiators in the bathrooms.

[2] **Climate Control.** Air conditioning – Pre-installation for ducted air conditioning in the false ceiling. Option to purchase and install fan coil units powered by the aerothermal system, with a separate quotation.

[3] **Electrical Installation.** Electrical network installed in compliance with current regulations. Switches and sockets by Simon, series "27 NeosPlay", in white. TV/FM and telephone outlets according to current telecommunications standards. Collective antennas for receiving TV/FM and satellite television signals, located on the roof.

[4] **Communication Network Installation.** Installation of network points: 2 in the living-dining room, 2 in the master bedroom, and 1 in each of the remaining bedrooms. Hub installed in the telecommunications cabinet to centralize and connect the entire internal home network.

[5] **Water Installation.** Interior piping network for cold and hot water distribution, installed in accordance with current regulations. Shut-off valves in each wet area. Domestic hot water produced via the aerothermal system, with an individual storage tank connected to the aerothermal heat pump.



Facade

Main facade finished with water-repellent scraped mortar, painted in off-white.

Balustrades combining masonry walls and transparent laminated glass.



Communal Areas



Outdoor communal green area with swimming pool, artificial grass, and a recreation area finished with compacted sand (zahorra) and native plants.
Staircase lighting with low-consumption LED bulbs and motion sensors to promote energy efficiency.
Designated space for door-to-door selective waste collection.
Parking area compliant with fire safety and ventilation regulations.
Low-consumption electric lift, adapted for people with reduced mobility, machine-room free.
Communal staircase finished with stoneware tiles.
Partitions made of simple twist wire mesh.

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*The construction company reserves the right to make any modifications it deems appropriate, whether due to market demands or any other circumstances, replacing materials or finishes with others of similar or superior quality.
The photographs shown are not contractual; they are merely illustrative, intended to accompany the text and show how some of the finishes in these homes may appear. The text of this specification takes precedence over the images, as some of the finishes shown may entail an additional cost for materials and installation, which will be quoted separately.