

# Platja d'Aro Balcony Finishes Specification

*Bienvenidos a casa*

# ESPÍGUL®



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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.

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# Exterior Finishes

Facade finished with exposed concrete and stone details from the area.

Paving in front of the garage with BREINCO-type pavers.

Garage cladding with wood.

Flat roof finished with gravel.

Paved terrace.



# Exterior Carpentry



Aluminium enclosures by Cortizo Cor Vision (or similar), with concealed track system in the dining area, featuring double glazing on sliding doors and windows.  
 Thermally broken frames in matte grey or black.  
 Low-emissivity and solar control glass.  
 Main entrance door in aged oak.  
 Windows and doors will be either sliding or hinged.  
 Motorized sectional garage door with safety photocell.

# Interior Flooring/ Garage



## INTERIOR FLOORING

Large-format ceramic flooring. White skirting board.  
All walls painted in white paint.

## GARAGE

Rectified non-slip ceramic flooring (90x90 or similar).

# Interior Wall Finishes



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

Oak-veneered doors, floor-to-ceiling, with stainless steel fittings, magnetic closures, and concealed hinges.  
Melamine wardrobes with interior finishes in textile-effect melamine.  
Each wardrobe includes a top shelf and a hanging rail.  
Option to customize the interior layout of each wardrobe upon request and with an additional quotation.



# Kitchen

Kitchen units with white finish on doors and drawers, by SANTOS or similar brand, featuring a DEKTON or equivalent countertop and SIEMENS or equivalent appliances.

Included appliances: BORA System induction hob (with extraction and air recirculation system), microwave, and oven.

Option to integrate the refrigerator and dishwasher with the same finish as the kitchen furniture (available upon request and with an additional quotation).

Sink and tap by BLANCO or equivalent brand.



# Baths

Bathrooms are delivered with LED backlit mirrors and wall-mounted vanity units (in the first-floor bathrooms).

Concealed faucets in the washbasins and concealed thermostatic faucets in the showers.

Flush shower tray with white finish and integrated drain.  
Pre-installation for electric towel rail.



# Installations

## [1] AIR CONDITIONING INSTALLATION

Climate control system with MITSUBISHI or similar brand units, featuring ducted distribution with linear, adjustable grilles in each room. The installation includes a return system to ensure proper recirculation of indoor air. Radiant floor.

## [2] ELECTRICAL INSTALLATION

Electrical network installed in compliance with current regulations. Switches and sockets by SCHNEIDER or equivalent brand. Television and telephone outlets according to current telecommunications standards. Antenna for TV/Satellite signal reception installed on the roof with a receiver.

## [3] COMMUNICATION NETWORK INSTALLATION

Communication network points installed as follows: 3 in the living-dining room, 2 in the master bedroom, and 1 in each of the remaining bedrooms. Telecommunication cabinet equipped with a hub to centralize and connect the entire internal home network. Cabinet prepared for router installation and fiber optic connection.

## [4] WATER INSTALLATION

Interior plumbing network for cold and hot water distribution, installed in compliance with current regulations. Shut-off valves in each wet area. Sustainable domestic hot water production through aerothermal system.



# ESPIGUL<sup>®</sup>

ESPIGUL.COM

HOLA@ESPIGUL.COM

972 220 110

\*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.