

Newbuild Blanes Finishes Specification

Bienvenidos a casa

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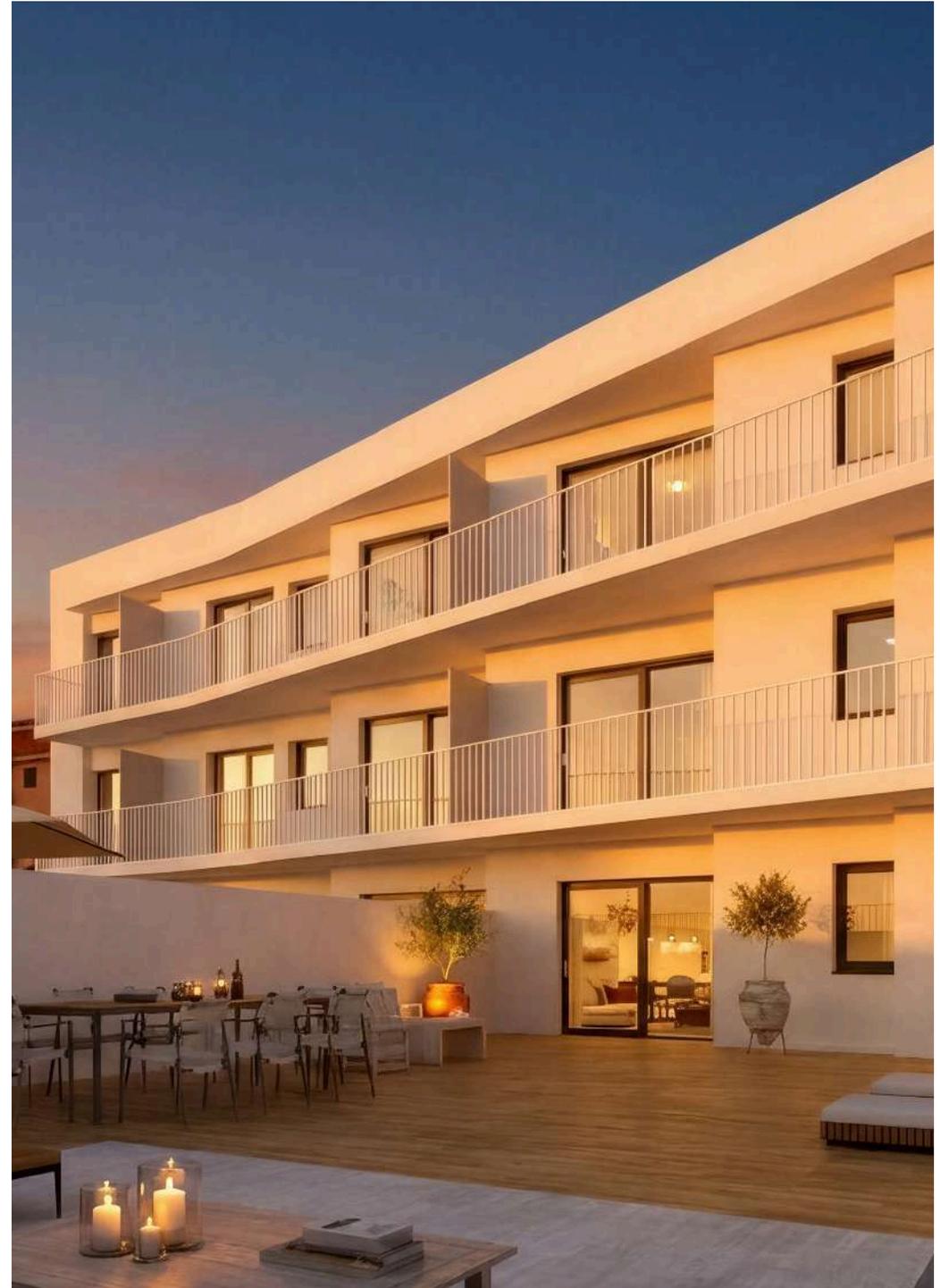


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In this presentation, you'll see the different features and elements of your future home.

We'll tell you everything from the structure to the interior finishes.

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Flooring and gardens

High-quality porcelain tile with a natural wood parquet finish.

The flooring will be the same for all interior areas and stairs, and will be anti-slip for balconies and terraces.





Kitchen

Matte white kitchen cabinetry with PVC doors and drawers.

Kitchen counter with Silestone quartz countertop.

Single-sink stainless steel sink integrated under the countertop, 50cm wide.

Single-lever faucet.

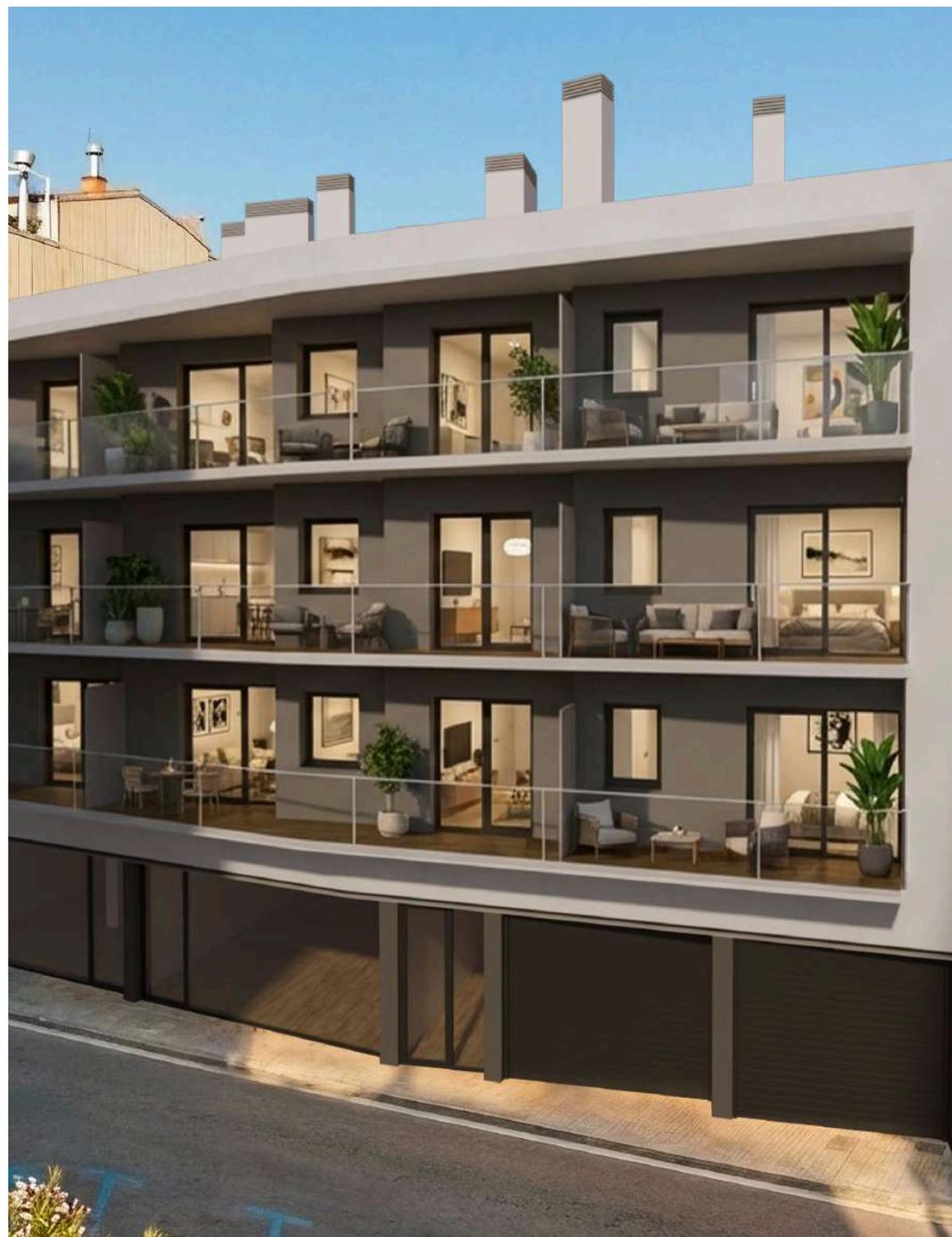
Appliances: Induction cooktop, microwave, oven, and decorative range hood by Siemens or similar brand.

Bathrooms

Tiles – A choice of several different combinations of high-quality ceramic tiles, yet to be determined, will be available.

Bathtub/Shower Tray – Ultra-thin, flush-mounted shower trays will be installed in the master bathroom, and a standard bathtub will be installed in the main bathroom. The option to replace the bathtub with a shower tray will be offered, with the additional cost depending on the size.

Furniture – The bathroom that complies with accessibility regulations will have a semi-pedestal sink; the second bathroom will have a white vanity unit with two drawers and an integrated sink.



Closures and carpentry



Lacquered aluminum window frames with thermal break and double glazing.

Interior joinery with smooth, pre-lacquered white doors and trim. Chrome handles. Wardrobe with pre-lacquered white doors to enclose the laundry area. One built-in wardrobe in the master bedroom with a top shelf, hanging rail, and drawer unit, lined internally with melamine with a textile finish. Metal handles.

The option to have the remaining bedroom wardrobes made is available at a separate price.

Walls and ceilings

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

Walls and ceilings plastered to a smooth finish and painted with two coats of white, smooth plastic paint.



Ventilation

Centralized extraction and renewal system with individual mechanical ventilation that ensures global and permanent ventilation of the air throughout the entire dwelling, with individual ducting on the roof and with low-profile, low-noise motors.



Facade

General facade with water-repellent mortar, scraped finish, and painted in a combination of off-white and dark gray.

Railings of transparent laminated glass and fixed latticework of vertical aluminum bars in a wood-look finish.



Heating and Air Conditioning

High-efficiency air source heat pump for domestic hot water and heating. Digital thermostat for temperature control.

Underfloor heating.

Air Conditioning – Pre-installation of ducted air conditioning in the suspended ceiling. Fan coil units are available for purchase and installation at a separate price.



Installations

Electrical Installation. Electrical network installation according to current regulations. White Simon brand sockets and switches. Television/FM and telephone outlets according to current telecommunications regulations. Communal antennas for TV/FM signal reception and satellite TV reception located on the roof.

Communications Network Installation. Installation of communications network points (2 in the living/dining room, 2 in the master bedroom, and 1 in each of the other bedrooms). Installation of a hub in the telecommunications cabinet to centralize and connect the entire internal network of the house.

Water Installation. Installation of an internal distribution network of pipes for hot and cold water according to current regulations. Shut-off taps in each bathroom. Domestic hot water production by atherothermal system with individual storage tank.

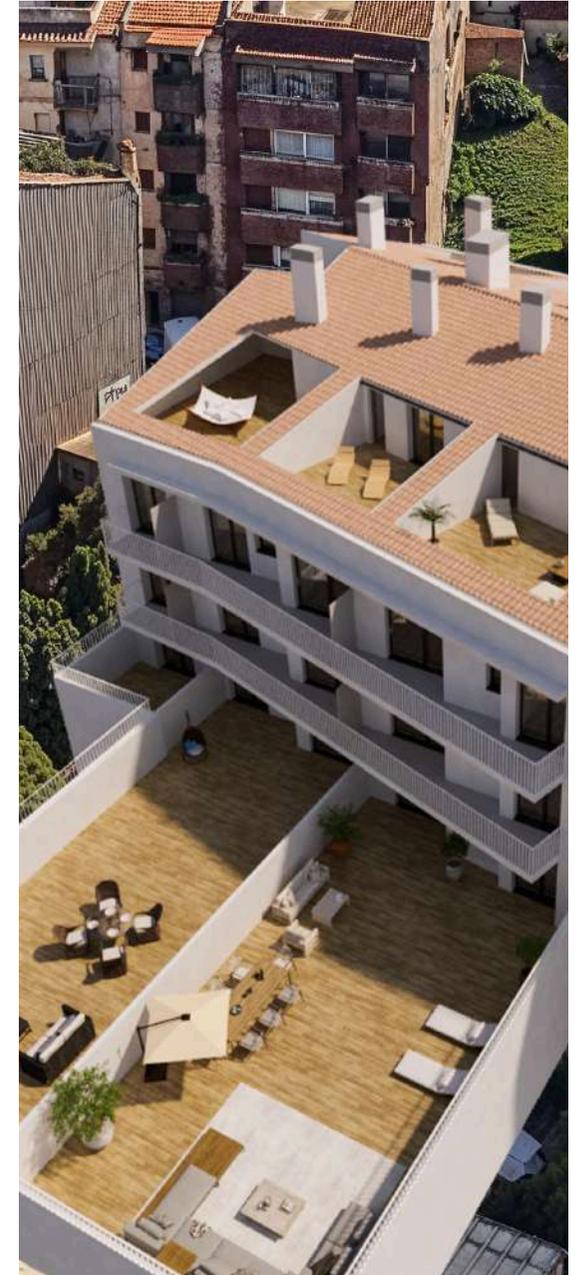


Sustainability

Low-consumption electric elevator, accessible for people with disabilities, without a machine room. Stairwell lighting with low-consumption LED bulbs and occupancy sensors to promote energy savings.

Photovoltaic panels for generating electricity for the building's communal facilities.

Photovoltaic panels for solar energy consumption for the building's electricity needs.



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