

Montilivi Garden

FINISHES SPECIFICATION

Benvinguts a casa

ESPÍGUL®



Índex of contents

In this presentation you will see the different contents and elements of your next home. We will explain you from the structure to the interior finishes.

- ⁰¹ Flooring and Gardens
- ⁰² Kitchen
- ⁰³ Baths
- ⁰⁴ Lighting
- ⁰⁵ Enclosures and Carpentry
- ⁰⁶ Walls and Ceilings
- ⁰⁷ Ventilation
- ⁰⁸ Heating / Air Cond.
- ⁰⁹ Installations
- ¹⁰ Facade
- ¹¹ Communal Areas
- ¹² Sustainability

High quality rectified porcelain pavement. The pavement will be the same for all interior areas and stairs and in non-slip format for the area of balconies and terraces. Private gardens with stoneware and gravel according to the project. Simple torsion mesh fences.



Santos kitchen furniture or equivalent, color to choose (selected by the builder) with doors and drawers. Sintered stone counter of 100% natural minerals type Dekton group "A" to choose. Teka sink or similar of a stainless steel sink integrated under a kitchen counter and 45cm in minimum width. Telescopic single-order chrome tap with flexo. Appliances: Induction plate, microwave, Siemens brand oven or similar range and Frecan decorative bell.



Tiles – You can choose between several different combinations of high quality rectified porcelain tiles to determine.

Shower plate – Extra flat shower plates of resins will be placed in the pavement. It will be possible to change the shower tray by bathtub if the sizes allow it.

Fixed laminated glass jar.

Chromised tap thermostatic empotted shower with 250 mm sprayer in suite bathroom and Fima column in general bathroom.

Furniture – The bathroom that complies with accessibility regulations, will have a semi-pedestal sink; in the second bathroom, a color piece of furniture to choose from will be placed, selected by the builder with two drawers, an integrated sink and a mirror.

WC brand Geberit model Join.



Interior lighting in all rooms with white ox eyes and 3000K LED bulbs.

Environmental LED in bathroom suite in the shower area.





Exterior carpentry – textured lacquered aluminium ral 7022 with thermal bridge break with low emisiss Climalit double glazing and equipped with motorized shutters.

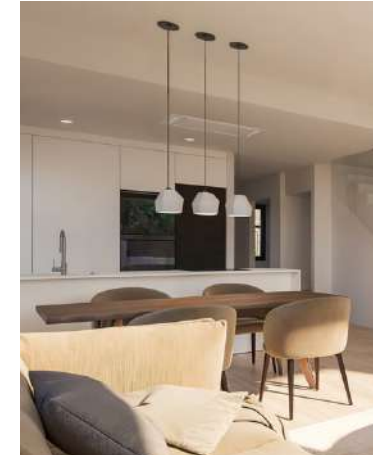
Interior carpentry – pantographed doors and smooth white lacquered covers. Chromised hands. Cabinet with smooth white lacquered doors to close the laundry area.

Armory fitted in the master bedroom up to 2 meters long, composed of two hulls of 1 meter, one with 4 drawers , bar and shelf. And the other with a bar and a belly. Internally lined with melamine textile finish. Metal strips.

It gives the option to make the rest of the bedrooms.



PYL plain skies. Walls plastered in good view and painted with a print layer and two layers of smooth white plastic paint finish.

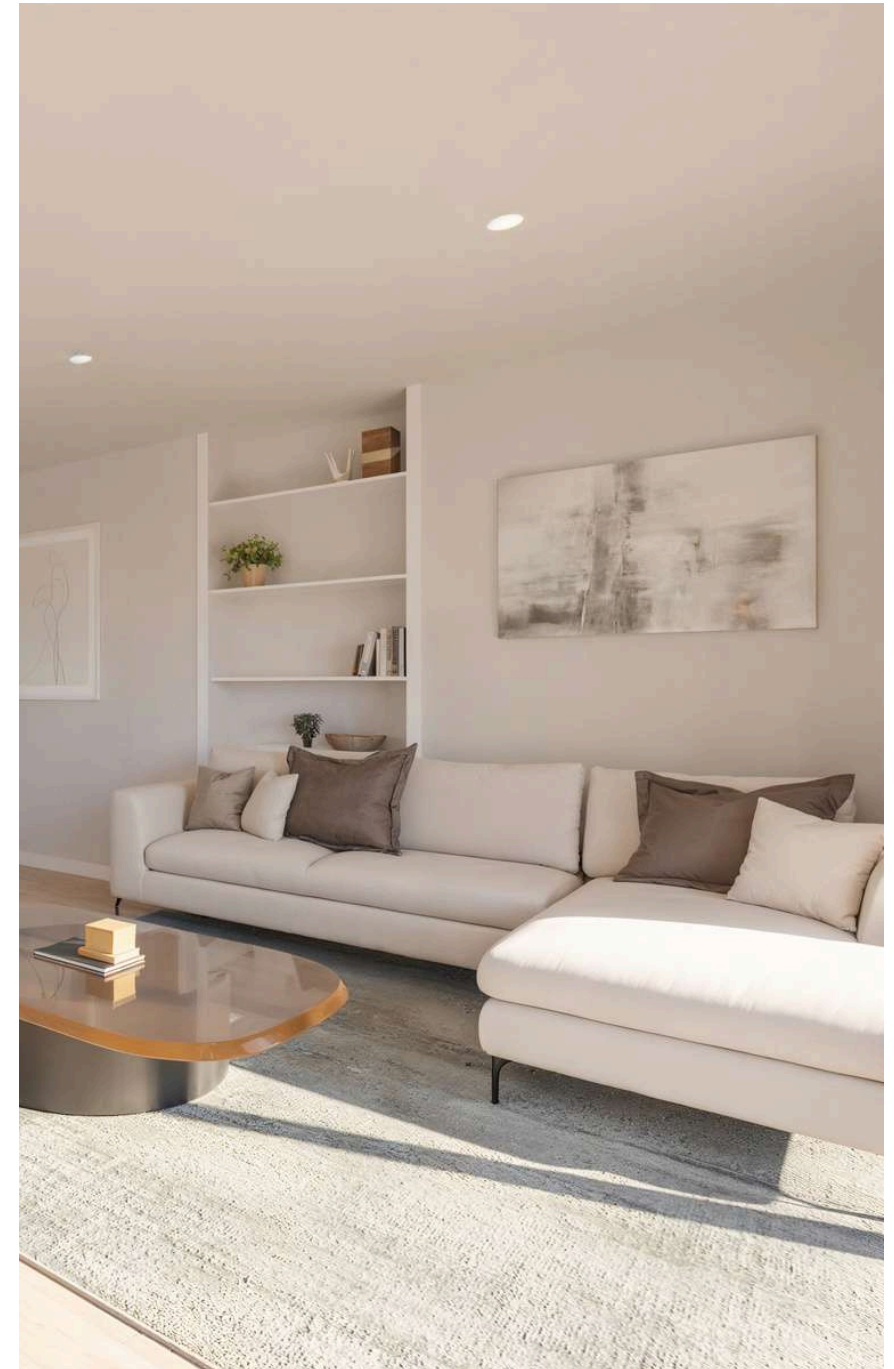


Centralized extraction and renovation system with individual mechanical ventilation that ensures the global and permanent ventilation of the air of the whole house, with an individual drive on deck and with engines with a low sound level profile.

High energy-efficiency Vaillant brand
aerothermal apparatus for the
production of A.C.S. (Healthy Hot Water)
and hot water from underfloor heating.

Radiant floor with independent digital
thermostat for each room.

Air conditioning by ducts brand Vaillant
with a digital thermostat.



01. ELECTRICAL INSTALLATION

Installation of electrical network according to regulations. Schneider brand plugs and switches or similar white color. Television / FM and telephone in accordance with current telecommunications regulations. Group antennas for the reception of TV/FM signals and for the reception of satellite TV located on the roof. Installation of video doorman.

02. INSTALLATION OF COMMUNICATIONS NETWORK

Installation of communication network points (3 in living-dining room, 2 in master bedroom and 1 in the rest of bedrooms). Installation of a hub in a telecommunications cabinet to centralize and communicate the entire internal network of the house.

03. WATER INSTALLATION

Installation of network distribution of inner tubes for cold and hot water according to Regulations. Taps for each wet chamber. Production of sanitary hot water by aerothermal with individual accumulator tank.





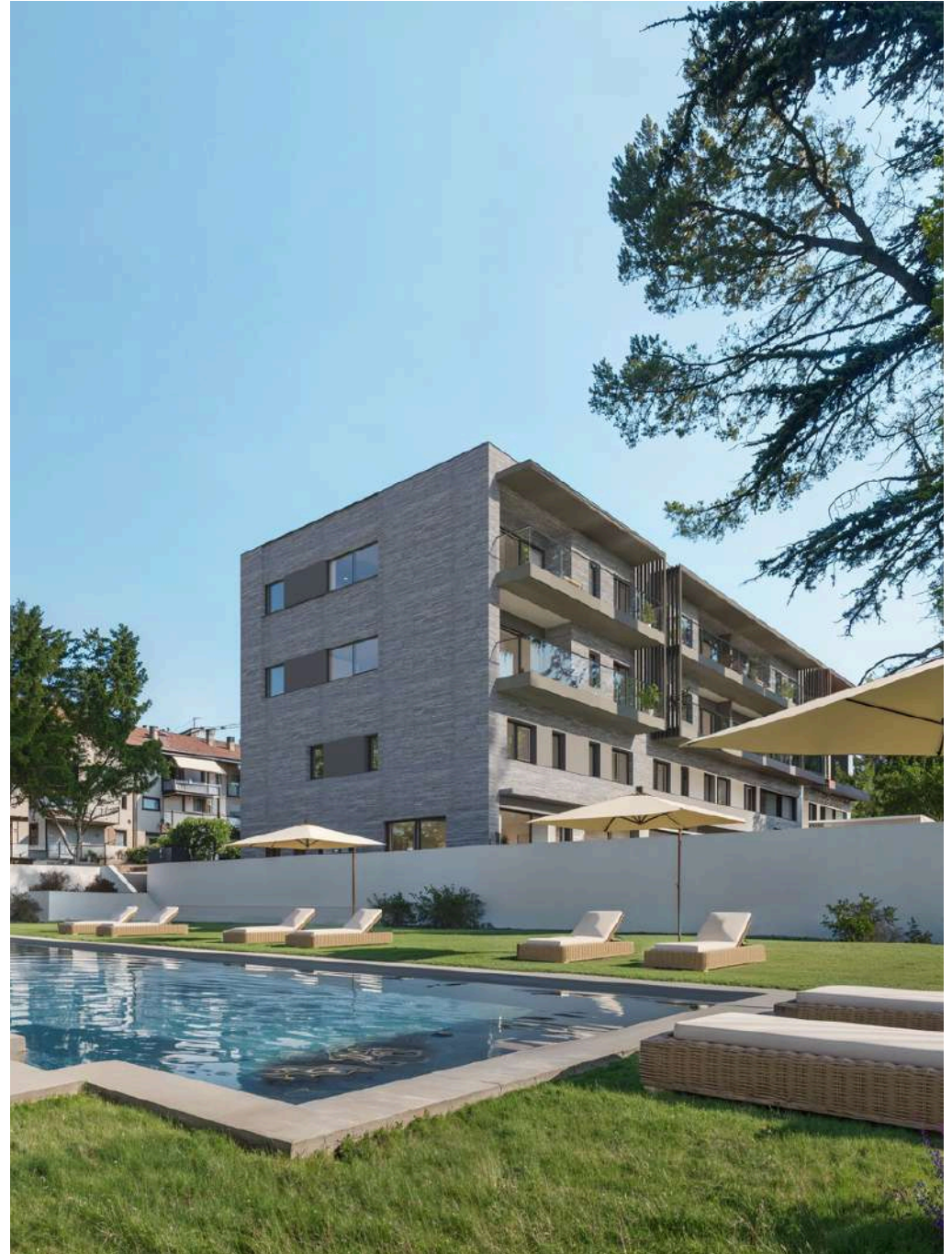
General facade of exposed work Ferrater Brick 12 of Breinco color to be defined with hydrophobic mortar.

Laminar glass railings with butyral on the main facade and work railings on the back facade.

Outdoor communal green area with swimming pool, artificial grass, and recreation area finished with sauló and native plants.

Area of separation and recycling buckets outside the building. Parking with natural ventilation, complying with fire regulations in terms of ventilation and fire protection. Single torsion mesh parts.

Community scale with sintered stone of 100% natural minerals type Dekton.





Electric lift low consumption, adapted to disabled people without a machine room.

Lighting scales with low consumption LED bulbs and presence sensors to promote energy saving. Photovoltaic panels for the generation of electricity for the community facilities.

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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.