

Vilablareix Finishes Specification

Bienvenidos a casa

ESPÍGUL®



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.

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Flooring and Gardens

High-quality porcelain flooring with a natural wood parquet effect finish.
The same flooring will be used throughout all interior areas and staircases, with a non-slip version for balconies and terraces.
Private gardens finished with stoneware and compacted sand (sauló) according to the project.
Perimeter fencing made of simple twist wire mesh.



Kitchen



Kitchen furniture in matte white with PVC doors and drawers.

Kitchen countertop in compact quartz board by Silestone.

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

Single-lever mixer tap.

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, flush 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, with the corresponding additional cost depending on the dimensions.

Furniture – The accessible bathroom will be equipped with a washbasin with semi-pedestal, while the second bathroom will feature a white vanity unit with two drawers and an integrated basin

Enclosures and Carpentry

Aluminium carpentry lacquered with thermal break and double glazing.

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

Chrome handles.

Cabinet with pre-lacquered white doors to enclose the laundry area.

Built-in wardrobe in the master bedroom, featuring a top shelf, hanging rail, and drawer unit, with textile-finish melamine interior lining and metal handles.

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



Walls and Ceilings

False ceiling with 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 dwelling, with individual ducting to the roof and low-noise motors.



Heating and Air Conditioning

High-efficiency aerothermal system for the production of domestic hot water (DHW) and heating water.

Digital thermostat for temperature control.
Underfloor heating system.

Air conditioning – Pre-installation for ducted air conditioning in the false ceiling. The option to purchase and install fan coil units is available upon request and with a separate quotation.



Installations

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

[2] **Communication Network Installation.** Installation of communication 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 network of the dwelling.

[3] **Water Installation.** Interior cold and hot water distribution network installed in accordance with current regulations.
Shut-off valves in each wet area.
Domestic hot water produced through an aerothermal system with an individual storage tank.



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 recreation area finished with compacted sand (sauló) and native plants.

Outdoor area designated for waste separation and recycling bins.

Parking area with natural ventilation, complying with fire department regulations regarding ventilation and fire protection.

Partitions made of simple twist wire mesh.

Communal staircase finished with stoneware tiles.



Sustainability

Low-consumption electric lift, adapted for people with reduced mobility and machine-room free.

Staircase lighting with low-energy LED bulbs and motion sensors to promote energy efficiency.

Photovoltaic panels for the generation of electricity used in communal installations.



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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.