



Life Begins

MAKALU VILLAS



BUILDING SPECIFICATIONS

STRUCTURE, FAÇADES AND MASONRY

- Foundations laid using isolated footing and reinforced concrete bracing beams.
- Waffle slab structure with pillars, reinforced concrete and metal walls.
- Structure and foundations, in compliance with the durability and stability requirements provided for in the Spanish Technical Building Code (CTE).
- Exterior façade finished off with white monocouche scratch render.
- Interior partition walls built with ceramic bricks.

JOINERY

- CLIMALIT type windows and aluminium window frames, with window thermal seal.
- French doors on the main façade, which can be opened up fully.
- The front door of the house has a security lock.
- Interior MDF are doors lacquered white.
- Fitted wardrobes in all the bedrooms.

HEATING AND AIR CONDITIONING

- AIRZONE HVAC (Hot-Cold) system installation, with glass fibre ducts covered in aluminium on both sides. Motorized supply air grilles and fixed return air grilles.

ELECTRICITY

- Electrical wiring prepared for high voltage.
- Top quality electrical mechanisms JUNG NIESSEN or a similar brand. TV and phone sockets and data wiring in the living room, kitchen and bedrooms.

TELECOMMUNICATIONS

- Houses adapted to the existing Telecommunications Regulations.

INTERIOR FLOORING AND EXTERIOR PAVING

- House has top quality porcelain stoneware floors. Identical non-slip porcelain paving outside.
- Non-slip stoneware paving on the private terraces (on the roof).

WALLS

- Flat walls in all the rooms apart from the bathrooms, where high quality wall finishing materials will be used.

KITCHENS

- Hob with cooker hood, SILESTONE or similar brand worktop, with premium quality, very practical kitchen units.

PLUMBING AND BATHROOM FITTINGS

- Thermoplastic pipes or another officially approved piping option for the house plumbing-.

- Top quality TRES or similar brand bathroom fittings and mixer tap.
- Shower tray with built-in safety glass shower enclosure (PROFILTEK or similar brand).
- Air source heat pump system to heat domestic hot water (AEROTHERMAL ENERGY), which complies with the Spanish Technical Building Code (CTE).

COMMUNAL AREAS

- Car park floor surface finished off with floated concrete or asphalt.

EXTRAS INCLUDED

- Flush-with-the-wall skirting board.
- Plenty of sockets and wall embedded USB charging port in the master bedroom, living room and kitchen.
- PROFILTEK or similar brand shower enclosure.
- Pre-wiring for alarm system.
- Free alarm installation. Monthly fee for connection to the control unit 45€ (Minimum 2 years).
- Private swimming pool.
- Built-in and panelled household appliances.
- Energy saving lighting with LEDS.
- Underfloor heating throughout the house.
- Pre-wiring for electric blinds.

NB: The tone or the grains in the wood and the streaks in marble or natural stone might vary due to the nature of the material. The property development company is entitled to make the necessary changes to the building specifications while the construction project is in progress if this is required for technical, supply, legal or commercial reasons, as long as this does not undermine the overall quality standards.