



el BOSQUE

LA RESERVA DE ALCUZCUZ FASE 2

QUALITY MEMORY

INTERIOR FINISHES AND COATINGS

CEILINGS

- Interior false ceilings in plaster, with recessed curtain tracks, soffits, mouldings, and LED-lit coves.
- Acoustic ceiling made of wood wool panels in the machine room.

INTERIOR FLOORING

Interior marble flooring Applied in stairs and bathrooms

Royal Cream marble flooring by *Grabados en Mármol*, 60×45 cm format, 20 mm thick, applied in bathrooms.



Stone flooring in showers

Royal Cream marble flooring by *Grabados en Mármol*, honed finish, cut to size in single-piece format.



Interior wooden flooring throughout the living-dining- kitchen space, bedrooms, and common zones on both ground and first floors.

IMA Wood Flooring oak plank flooring, *Monolama* model, AB grade (Length: 199.5 cm; variable widths: 15, 19 and 26 cm). 13 mm thick, three-layer construction with a 3.8 mm oak top layer. Brushed matte lacquer finish with white-tinted stain.



Porcelain stoneware flooring in the basement and ground-floor service kitchen

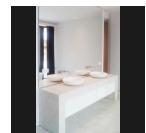
Cream-coloured porcelain stoneware flooring, 60×60 cm format, 9.5 mm thick, by *Ecoceramic*, *Arenisca* model.



MARBLE COUNTERTOPS

Marble countertops in bathrooms, with raised cladding for toilets and bidets

Royal Cream marble countertops by *Grabados en Mármol*, cut to size with variable dimensions, installed with special adhesive mortar for humid environments. Mitred joints and aligned seams throughout.



Wood-burning fireplace with a marble countertop.



ADDITIONAL FEATURES

Wood-burning fireplace in the living room.

Pre-installation for a lift.

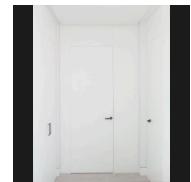
Pre-installation for a multiroom audio system.

Two kitchens: open-plan main kitchen and separate service kitchen.

INTERIOR JOINERY

Interior joinery

Full-height internal doors (between 3.00 and 3.10 m) in white lacquered wood. Flush door system with concealed hinges, *Roseta Cintia* handle in stainless steel 304 finish, and magnetic lock.



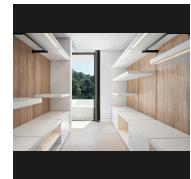
Interior joinery in the basement service area

Flush internal door in lacquered MDF, white finish, with magnetic lock, *Roseta Cintia* handle in stainless steel 304 finish, and concealed hinge.



Wardrobes and dressing rooms

Wardrobes and dressing rooms with shelves and drawers in lacquered MDF, RAL 9018 Ultramate white finish, and back panels in Tessuto melamine finish.
Doors fitted with concealed hinges. Shelves feature integrated LED lighting.



SANITARYWARE AND TAPS

MASTER BATHROOM

Wall-hung toilets and bidets by *Villeroy & Boch*, with soft-close seats.

Taps by *TRASS*.

Flush plate by *Tece*.

Freestanding basins by *Antonio Lopi*, *Verso* model.

Freestanding bathtub by *Hidrobox*, *Space* model.

OTHER BATHROOMS

Wall-hung toilets by *Villeroy & Boch*..

Taps by *TRASS*.

Flush plate by *Tece*.

Single-lever basin mixer by *Hansgrohe* and under-counter sink basin by *Villeroy & Boch*.

WALL-HUNG TOILET

Villeroy & Boch Subway 2.0 CombiPack, wall-hung, with DirectFlush, white finish.
(5614R201)



TOILET FRAME

Villeroy & Boch ViConnect installation system, concealed frame for wall-hung toilet, suitable for dry-wall construction, 450 x 130 x 1120 mm.
(92099600)



DUAL FLUSH PLATE

Villeroy & Boch ViConnect flush plate 100M, dual flush, stainless steel finish.
(922485LC)



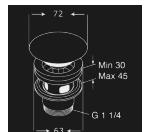
WALL-HUNG BIDET

Villeroy & Boch Subway 2.0 bidet, wall-hung, 375 x 565 mm, white finish.
(54000001)



BIDET CLICK-CLACK WASTE

Click-clack bidet waste with white ceramic cover.
(8L033401)



BIDET FRAME

Villeroy & Boch ViConnect installation system, concealed frame for wall-hung bidet, suitable for dry-wall construction, 525 x 1120 x 100 mm.
(92214800)



SINGLE-LEVER BASIN MIXER

Hansgrohe and under-counter sink basin by *Villeroy & Boch*.



COUNTERTOP BASIN

Villeroy & Boch Artis countertop basin, 430 × 430 × 130 mm, white finish, without overflow.
(41794301)



UNDERCOUNTER BASIN

Villeroy & Boch Loop & Friends undercounter basin, 54 × 34 × 18.5 cm, white finish, without overflow, with glazed outer side.
(4A570101)



FREESTANDING BATHTUB

Villeroy & Boch Loop & Friends freestanding oval bathtub, 180 × 80 cm, Stone White finish.
(UBA180LOF9PD00V-RW)



FREESTANDING BATHTUB

Villeroy & Boch Oberon 2.0 rectangular bathtub, 170 × 75 cm, white finish (white waste and overflow with filler).
(UBQ170OBE2V-01)



OVERFLOW

Villeroy & Boch water inlet accessories, 15 × 22 × 6.5 cm, Stone White finish.
(UPCON0136-RW)



STRAIGHT DRAIN CHANNEL

TECE Drainline 900 / 1000 / 1200 mm.



EXTERIOR COATINGS AND FINISHES

FACADE

Facade rendered with waterproof exterior mortar and finished with elastomeric paint.

FLOORING

FLOATING MARBLE FLOORING (INTERIOR)

Marble floating flooring with 45×60 cm straight edges, zero-slip finish. Tiles are laid in a staggered pattern with 5 mm open joints.



FLOATING MARBLE FLOORING (EXTERIOR)

Floating marble flooring creating flat surfaces without slopes. Made of Royal Cream marble reinforced with fibreglass and ultracompact panels, 60×45×2.6 cm, zero-slip finish. Installed with aligned tiles and 5 mm open joints, supported on PVC plots.



EXTERIOR JOINERY

Aluminium joinery by *Reynaers*.

Climalit double glazing with solar control.

Entrance door in extruded aluminium, *Technal Soleal PY 65* series, 1.40 m wide.

Exterior sliding doors and windows from the *Technal Lumeal GY65* series.

Tilt-and-turn and fixed windows from the *Technal Soleal FY65* series.

Perimeter frames feature thermal break and double glazing (4+4 / 16 / 4+4) with solar control and low-emissivity coating.

EXTERIOR RAILINGS

Parapets constructed with 10+10 mm *Securit* glass, featuring bevelled and polished edges.



Glass parapets fixed to the slab or masonry using steel profiles, neoprene base pads, and black silicone sealant.

INSTALLATIONS

OUTDOOR POOL

Outdoor pool with saline chlorination system.

Pre-installation for pool heating and cover.

Pool lighting via LED projectors.

AIR CONDITIONING

High-efficiency *Daikin* heat pump system with *Daikin* Fan Coil indoor units.

Integrated home automation system for climate control.

ELECTRICAL INSTALLATIONS

Electrical mechanisms by *Schneider*.

Indoor and outdoor lighting using LED lamps and LED strips.



COMMUNICATIONS AND TECHNOLOGY

Data and Wi-Fi networks.

Indoor TV distribution system.

Video intercom.

AIR EXTRACTION AND RENEWAL

Air extraction in bathrooms and plant rooms via ducted extractors by *SOLER & PALAU*.

PLUMBING

General and internal water distribution using cross-linked polyethylene (PEX) pipes by *Uponor*, insulated with foam sleeves.

Underfloor heating system with self-adhesive panels and cross-linked polyethylene (evalPEX) pipes by *Uponor*.

Compact water softener and filtration unit by *Cilit*.

PRESSURE PUMP AND TANKS

Pressure system for potable water and irrigation.

High-density polyethylene tanks: 2,000 liters for irrigation + 1,000 liters for potable water.



EQUIPMENT - OTHERS

ELEVATOR

Custom-made *Otis Gen2 Life* lift, central-opening doors, capacity 630 kg (8 persons).

LIVING ROOM FIREPLACE

Wood-burning fireplace, total dimensions 250 × 105 cm. Factory-lined metal hood with natural *Royal Cream* stone cladding, laid with open joints and concealed drip edge. Stainless steel insulated double-layer flue pipe Ø 200 mm.

Black iron hearth, firebox, and removable ash pan. Equipped with draft regulator, anti-reverse deflector, and external air intake connection.

SERVICE KITCHEN

Scavolini Regola cabinetry with matt vison lacquered fronts. *BLUM Mbox Pure* drawers and pull-outs in anthracite. Anthracite ash cutlery tray. Base unit with 60 cm pull-out waste bin.

SILESTONE Lime Delight suede finish countertop, 4 cm mitred edge.

APPLIANCES BY SIEMENS

80 cm built-in induction hob, black, *Top Class* model.

90 cm built-in multifunction oven A+, 112 L, pyrolysis cleaning.

90 cm built-in rectangular wall extractor, 719 m³/h, stainless steel finish.

60×81.5 cm fully integrated dishwasher, 13 place settings, stainless steel finish.

SINK

Schock granite under-counter sink, *Brooklyn N-200L* model.

TAP

Gessi Inedito model, straight spout.



CLEAN KITCHEN

Scavolini Libra cabinetry in matt Visón and matt Encina Toffe finishes.

Xtone *Calatoria* countertop with under-counter sink and wall splashback up to 76 cm high.

Island measuring 3.00 x 1.00 m with waterfall edges and recessed lower overhang.

APPLIANCES BY MIELE

Placa inducción 80cm de 4 zonas, 1 zona flexible de 21*42.

Frigorífico de integración de 177cm apto para side by side, Dynacool.

Horno multifunción, 76 L Obsidian Black.

EXTRACTOR BY FALMEC

Integrated over the countertop, *Virgola Plus* 75 cm stainless steel model.

SINK

Schock granite under-counter sink, *Brooklyn N-100L* model, 50 x 40 cm.

TAP

Kavus PUR black pull-out mixer with curved spout.

INDOOR AND OUTDOOR POOLS

Salt electrolysis treatment system with pH and ORP control by *Tecnoindustrial, EX* series.

ESPA Silen S2 300 pool pumps.

Pool filters and suction and return nozzles by *Aquarama*.

Circular antivortex drain, *Norm* model by *Astrapool*.

Pre-installation for pool cover.



AIR CONDITIONING

Direct expansion air conditioning system with split units by *Daikin*.

Linear grilles by *Madel*.

Invisible linear diffusers *Koolair DF-LIT*.

Air ducts by *Climaver Plus*.

Climate control system managed via *Zennio* home automation.

ELECTRICAL SYSTEMS

Electrical mechanisms by *Schneider D-Life Artico*.

Protection devices in the electrical panel by *Schneider Electric*.

Pre-installation of control wiring for underfloor heating circuit (water/electric), controlled via *KNX* actuator located in the home automation panel.

SANITATION

Drainage installation with a separate system, comprising a branched network designed to evacuate both wastewater from the dwelling and rainwater collected from roofs and terraces, in compliance with *CTE* regulations.

Noise-insulated rigid PVC pipes with 6 mm acoustic insulation by *BTI, ISOVLIES PLUS* model.

PLUMBING

Independent water supply connection for the dwelling. The connection includes a shut-off valve on the external supply distribution pipe, an inlet pipe, and an external shut-off valve, with a general meter housed in a cabinet at the plot boundary. From the general meter, the supply pipe leads to the pressure groups located in the basement.

Cross-linked polyethylene (PEX) *Uponor Flex* pipes insulated with elastomeric Armaflex XG sleeves.

SANITARYWARE AND TAPS

Sanitaryware by *Villeroy & Boch*.

Taps by *Bossini* in bathrooms and *Gessi* in the main kitchen.

Auxiliary taps: *Trass* (shut-off valves) and *Grohe* (service rooms).

SOLAR ENERGY

Pre-installation for photovoltaic panels.



DOMESTIC HOT WATER AND UNDERFLOOR HEATING

Daikin Altherma BiBloc system with three-phase outdoor heat pump unit and indoor *Hidrokit* with 500-litre *Idrogas* hot water storage tank and 50-litre *Aquaflex* expansion vessel.

Electric underfloor heating system for bathrooms at 17 W/m², with expanded polystyrene insulating panels and dual-core heating cable by *Ducasa*.

PRESSURE SYSTEM AND WATER TANKS

Hydropneumatic pressure system for potable water by *ESPA*.

Hydropneumatic pressure system for irrigation by *ESPA*.

Two high-density polyethylene tanks for potable water and irrigation, respectively, by *Aqualenz*, each with 1,000-litre capacity.

AIR EXTRACTION AND RENEWAL

Air extraction in bathrooms and plant rooms using ducted extractors by *Soler & Palau*.

Suction grilles BOC-100 by *Soler & Palau*.

INTERIOR AND EXTERIOR LIGHTING

Energy-saving lamps for interior and exterior lighting.

Lighting fixtures by *Hofflights*.

DATA NETWORK

Wired data network and Wi-Fi points by *Engenius*.

Video intercom kit WIT 10" White Meet 1L by *Fermax*.

SOUND SYSTEM

Sonos sound system installation for living, dining, and kitchen areas.

Digital amplifier, class D, 125 watts per channel, AirPlay 2 compatible, with in-ceiling round speakers C6R by *Sonance*.



QUALITY SPECIFICATIONS

