





Exterior finishes

- SATE external thermal insulation system, fine finish, off-white color.
- Limestone cladding, silver travertine.



Exterior Carpentry

- Combination of large sliding windows on the ground and upper floors, fixed windows, tilt – and – turn doors and windows.
- Minimalist profile aluminum carpentry with thermal break, brand CORTIZO or similar.
- Glazing with solar control.
- Motorized exterior blinds.
- Rectangular aluminium slats.
- Motorized Grandhermetic diamond-shaped aluminum slats.
- Sectional garage door, type Hörmann.
- Motorized gate access to the property.
- Large format front door with Iroko wood-cladding.

Exterior Paving

- Vehicle access areas via aged concrete pavers or granite.
- Pedestrian walkways with large format non-slip porcelain tiles.
- Floating flooring on porches with large-format non-slip porcelain tiles.
- Landscape stairs made of wooden sleepers.

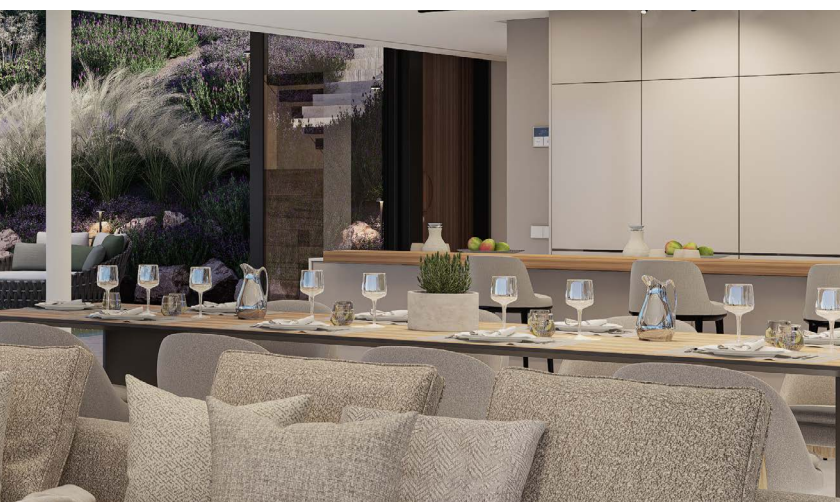


Interior Flooring

- Large-format porcelain tiles, by Porcelanosa or a similar brand.

Vertical Wall Coverings

- Large-format porcelain tiles in bathrooms, by Porcelanosa or a similar brand.
- Porcelain tiles in utility rooms and laundry rooms, by Porcelanosa or a similar brand.
- Glass railing for interior staircases.



Interior Carpentry

- Floor to ceiling doors finished in wood.
- Wardrobes with hinged and sliding doors veneered in wood to match the doors or lacquered in a color similar to the walls. Interior options available.



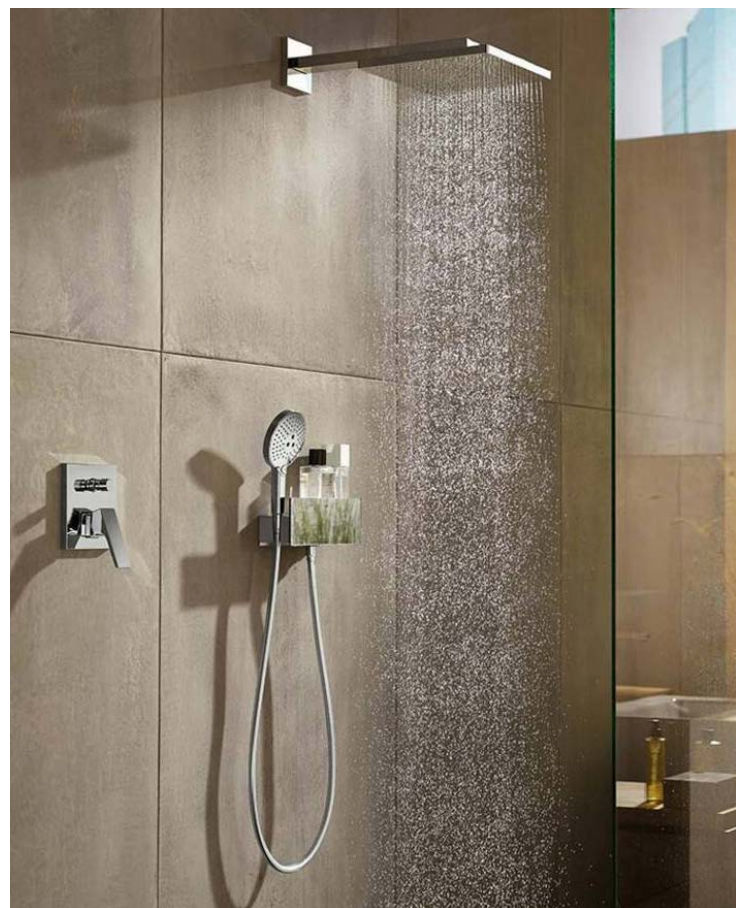


Domotics

- Lighting control.
- Climate control.
- Flood alarm control.
- Garage door and gate opening/closing control.
- Curtain control via app.
- Interior/exterior Wi-Fi.

Climate Control

- Energy generation system using Aerothermal technology: a heat pump with a variable refrigerant flow (VRV) system by Mitsubishi, featuring a recovery system to reutilize residual heat or cold that would otherwise be dissipated into the environment. This energy is used for climate control or domestic hot water (DHW) production when there is demand for these services.
- Underfloor heating throughout all rooms and fan coil units for cooling/heating supply. DHW production is carried out through an instant production inertia system powered by the hydrokit connected to the variable refrigerant flow systems.
- Air renewal for the entire home is carried out via mechanical ventilation with two heat recovery units.



Sanitary Fixtures and Faucets

- Sanitary ware and high-end faucets by HANS GROHE.
- Floor-level rain-effect showers and a freestanding bathtub in the master bedroom.

Kitchen and Appliances

- “Premium” or top-brand kitchen furnishings with designer cabinetry and layout by Bulthaup, Valcucine, or a similar brand.
- “Premium” or top-brand laundry room furnishings with designer cabinetry and layout by Bulthaup, Valcucine, or a similar brand.
- Complete set of appliances: induction cooktop, range hood, oven, microwave, freezer, refrigerator, washing machine, and dryer, by SIEMENS or a similar brand.



Exteriors

- Ornamental landscaping around the house with an automatic irrigation system, and the rest of the plot planted with low-maintenance native vegetation.
- Perimeter overflow swimming pool at ground level, encased with Liner.
- Ornamental and pathway lighting integrated with the house.

Additional Installations

- Water softener for water treatment.
- Photovoltaic system with solar panels and inverter.



* Brands and Qualities subject to modification with similar alternatives.



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