

RESIDENCIAL FRESNO DEL COTO - CALASPARRA, MURCIA

QUALITY LIST

Residencial Fresno del Coto is a luxury complex of 8 independent villas with private pool. Properties are designed at one level and surrounded by different size terraces to allow the enjoyment of all hours of sunlight, everyday of the year.

Plot (approx. 1000 sqm):

- Mesh fence with artificial heather in between properties and on the top of a concrete white-finish wall at the plot front.
- Pedestrian door with video intercom.
- Motorized sliding door for vehicle.
- Private Parking area inside the plot.
- Private Pool with two spotlights; switch-control from the living room. Shower included.
- Private Garden with an area of artificial grass and stones. Native trees planted in the rest of the plot.

Facade, Enclosures, and Tiling:

- White monolayer mortar facade with ceramic tiles imitating stone or wood.
- High energy efficiency thermal insulation to guarantee energy consumption according to the new Basic Energy Saving Document (CTE 2019).
- High performance acoustic insulation with watertight carpentry and closures.
- Armored security door.
- Exterior anthracite lacquered aluminium carpentry with thermal bridge break and double glazing to the floor with optimal solar protection. Sliding balcony doors in living room and bedrooms; folding tilt-and-turn windows in bathrooms.
- Motorized anthracite aluminium shutters in living room; manual for the rest of the house.
- 60 X 60 tile flooring throughout the property, including terraces (choice of formats and models). House and pool perimeter tiled (one meter wide).
- White tiling for bathrooms with choice for shower area.

Interior Paint and Carpentry:

- Smooth white paint on interior walls.
- Indoor white lacquered carpentry with black door handles.
- Built-in wardrobes in bedrooms with sliding doors and set of drawers.
- Kitchen cupboards combined in white and wood with Calacatta worktop (color to choose) and integrated sink. LED strips beneath the upper cupboards.
- Kitchen appliances included: fridge-freezer, ceramic hob, oven and microwave in column, integrated dishwasher and extractor fan.

Plumbing and Electrical Installation:

- Domestic hot water with efficient solar thermo-syphon system.
- Chromed steel mixer tap.
- White sanitary fittings in bathrooms and toilet, Roca or similar brand. Vanity unit with mirror and light above the sink included. Glass shower screens (choice of clear or Matt finish).
- Water point, power socket and aerial connection in garden.
- TV and phone points in living room and bedrooms. Modern design gray electric sockets.
- Indoor and outdoor built-in lighting included. Decorative lights not included (bedrooms and over kitchen island).
- Ducted air conditioning pre-installation in living room and bedrooms (independent areas).
- Pre-installation for solar pannels on the roof.

The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements. This document is not contractual.