NUBIA
VILLAS

QUALITY SPECIFICATIONS

Villas F & G ·

FOUNDATION

- Reinforced concrete foundation with piles, bracing, and retaining walls, as per project specifications.

STRUCTURE

- Reinforced concrete structure with waffle slabs and metallic elements, as per project specifications.

ENCLOSURE

- Double-skin exterior walls with air cavity and thermal insulation, as per project specifications.

FLOORING

- Interior flooring made of porcelain stoneware tiles, with impact-noise insulation in designated areas, size 120x120 or 60x120 as per project specifications.
- Exterior flooring made of porcelain stoneware tiles with non-slip finish in designated areas, size as per project specifications.

COATING & FINISHES

- Rendered and painted facades, with natural stone cladding as per project specifications.
- Plastered and smoothed interior walls, finished with plastic paint.
- Plasterboard false ceilings, moisture-resistant in designated areas.
- Ceramic wall tiling in bathrooms, combined with paint as per project specifications.
- Terrace railings made of laminated safety glass, with fixings as per project specifications.

STAIRCASE

- Staircase between ground floor and first floor with steel structure, wooden-clad steps, and safety glass railing, as per project specifications.

SANITARY WARE AND TAPS

- Faucets for washbasins, showers, and bathtub, with models and finishes as per project specifications.
- Toilets with concealed cistern, Duravit Brand D-Neo Model, or similar.
- Washbasins: countertop, integrated, or pedestal type, depending on the project layout.
- Bathtub in the master bathroom, with model and finish as per project specifications.

AIR CONDITIONING & DOMESTIC HOT WATER

- Hot-cold ducted air conditioning with DAIKIN brand equipment or similar, featuring zone-by-zone temperature control, as per project specifications.
- Low-temperature water underfloor heating via aerothermal system, and electric underfloor heating in bathrooms and guest toilet, in areas specified in the project.
- Domestic hot water via DAIKIN brand aerothermal system or similar, with storage tank.

METAL WORK / WINDOWS & DOORS

- Exterior aluminum carpentry with thermal break, STRUGAL brand or similar, with lacquered finish as per project specifications.
- Lift-and-slide doors, casement or tilt-and-turn windows, and fixed panels, as per project specifications.
- Double glazing with air chamber, solar control, and low emissivity (low-E), with safety glass where applicable.

WOODWORK

- Pivoting entrance door with wooden finish and multipoint safety lock, as per project specifications.
- Interior doors with moisture-resistant wood-veneered board, hinged or sliding as per project specifications, with concealed hinges on hinged doors and magnetic lock.
- Fitted wardrobes with lacquered hinged doors, lined interiors equipped with shelves, drawers, and hanging rails, as per design.

KITCHEN & LAUNDRY ROOM

- Kitchen equipped with water inlets, drains, and electrical connections for the appliances specified in the project.
- Designer furniture by GUNNI brand or similar. High-pressure laminated doors with LX finish, 19mm thickness, and straight edge, Slim series, or similar characteristics.
- Porcelain stoneware countertop.
- Siemens brand household appliances or similar.
- Laundry room with plumbing, drainage, and electricity installations as per project specifications. Washer and dryer included.

INSTALLATIONS / UTILITIES

- Telecommunications network, data outlets, and Wi-Fi access points, as per project specifications.
- IP video intercom with color monitor, COMELIT brand or similar.
- Mechanical dual-flow ventilation with heat recovery, as per project specifications.
- Conducts prepared for a future photovoltaic (solar) installation.
- Alarm pre-installation via conduits in the locations specified in the project.

.ELECTRICAL SWITCHES & SOCKETS

- JUNG brand switches/sockets or similar, in white finish; weatherproof (waterproof) mechanisms in designated areas.

GARDEN

- Outdoor swimming pool with interior lining, water filtration and treatment via salt chlorination, as per project specifications. Pre-installation for pool heating.
- Outdoor spaces with paved areas, lighting, and water outlets for irrigation or cleaning, as per project specifications.

Managed by: **Developed by:** RENIAL COSTA

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