



## **TOWNHOUSES | QUALITY SPECIFICATIONS**

### FOUNDATIONS

The grounding works are designed with isolated and reinforced concrete footings and slabs.

### STRUCTURE

Structure in reinforced concrete, with reticular stay-in-place forms and solid slabs. The façade walls are also structural with reinforced concrete core.

### ROOFS

The roofs are flat, finished in white gravel over the water proofing and with extruded polystyrene thermal insulation. In houses 9, 10, 11, 12, 13 and 14 half of the roof is used to create a solarium area where you can enjoy the sun, wonderful views and there is the possibility of installing a Jacuzzi.

### FAÇADE

The facades are one of the distinguishing features of Green Hill. They are executed with the prestigious SISMO system, which is characterized by its double expanded polystyrene insulation, both inside and outside the home, offering enviable comfort features and significant energy savings in the normal operation of the home. The exterior finish is made with a water-repellent white coating in 3 layers with internal anti-cracking mesh. In the interior is applied a plaster coating also with anti-cracking mesh.

### MASONRY AND INSULATION

The internal dividing walls are made of double-hollow ceramic bricks and covered with plaster and/or porcelanic tiles.

\*All homes have a 10 -Year Warranty Insurance policy covering damages in basic structures in accordance with [Spanish] Act38/99 of 5 November on Construction Planning [Ordenación de la Edificación-LOE]. At the criteria of the technical team, certain materials may be replaced by other materials of a similar or superior quality

### INDOOR SURFACES

Smooth high quality plastic paint applied on all walls.

### INDOOR PAVING AND TILING

The floors of the houses are made with polished lime stone, as well as the skirting boards and stair treads. The tiles in the bathrooms are made with porcelain tiles. The floor of the garage is a continuous pavement of polished concrete.

### OUTDOOR PAVING AND TILING

Porches and terraces are finished with lime stone pavement identical to the interior of the house but with an anti-slip finish.

The exterior garden of each house is finished with natural grass.

### INDOOR JOINERY AND GLAZING

Security entrance door with anti-crowbar hinges, made with natural wood.

Interior woodwork finished in natural pine color, with stainless steel fittings matt finish.

### OUTDOOR JOINERY AND GLAZING

High quality (CORTIZO) Lacquered aluminum joinery with thermal bridge break, set over aluminum pre-frames.

Double glazing with air chamber, high quality GUARDIANSUN, with solar protection and high energy efficiency.

### PLUMBING, SANITARYWARE and SHW

Premium-quality pipework installed as per current standards.

Production of domestic hot water by installing solar panels and internal hot water storage tank with electric support, high energy efficiency.

Premium quality vitrified porcelain sanitary ware, white color.

Bathrooms with hanging WCs and embedded cisterns, ROCA The Gap

Shower cabins with built-in taps and flush floor.

Fittings: ROCA model Naia premium-quality mixer taps with hydromixer and ceramic cartridges.

Washbasins on wooden furniture brand AJA model Film

### ELECTRICS

Top-quality electrical mechanisms with electrical system pursuant to current low voltage standards.

General protection and control board with magneto thermal fuses and switches protecting washing machine, dishwasher and wall socket circuits, hot water circuit, and air condition circuits.

TV and power sockets on ground floor terrace.

Lighting on the façade connected to community lighting installation.

Electrical mechanisms Schneider Elegance white

### KITCHENS

Fully furnished and equipped, with BOSCH oven, fridge, induction hob, and dish washer, ELICA extractor, TEKA sink and FRANKE tap.

Cooking island.

### AIR-CONDITIONING AND HEATING

Installation of air conditioning for cold and heat by insulated fiber glass ducts inside the false ceiling, with grilles. Independent machines (MITSUBISHI) for each room and high efficiency heat pumps on the roof (MITSUBISHI) of the house. Programmable thermostats in each room.

Electrical underfloor heating in bathrooms.

Pre-installed water heating floor system in all levels. Optional heat pump installation for heating floor system.

### PARKING SPACES

Each home has a storeroom and various parking spaces.

All homes have private parking space outside. The houses 1,2,3,4,5,6,7 and 8 have in door parking for golf buggy.

### ESTATE GROUNDS

External enclosures and urbanization walls made with Casares stones and rockfill blocks.

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Closing of the urbanization to main street made with metal spears and recessed lighting.

Gardening of common areas made with natural grass and numerous plants, fully landscaped.

Lighting in communal areas.

Automated private street access gate

### SWIMMING POOLS

Private pools in each house. Each home has its own private pool, divided into two parts, one shallow for children's use and another of greater depth of larger size.

The finishing of the pools is with light blue tile.

Private outdoor shower in each pool.

Perimeter of the pool made with non-slip limestone identical to that used in the rest of the house.

Lighting of the interior of the pools glasses with led light.

Pool cleaner with silica sand filter, pump and DOMOTIC salt chlorinator.

### TELECOMMUNICATIONS AND SECURITY

TV and FM dish, for digital connection to satellite channels.

Sockets in lounge and bedrooms (Schneider Elegance)

Phone installation in homes as per current telecommunications standards for access to Internet and digital phone systems. Sockets in lounge and bedrooms.

Homes equipped with video door-entry system with tele-camera and individual monitors.