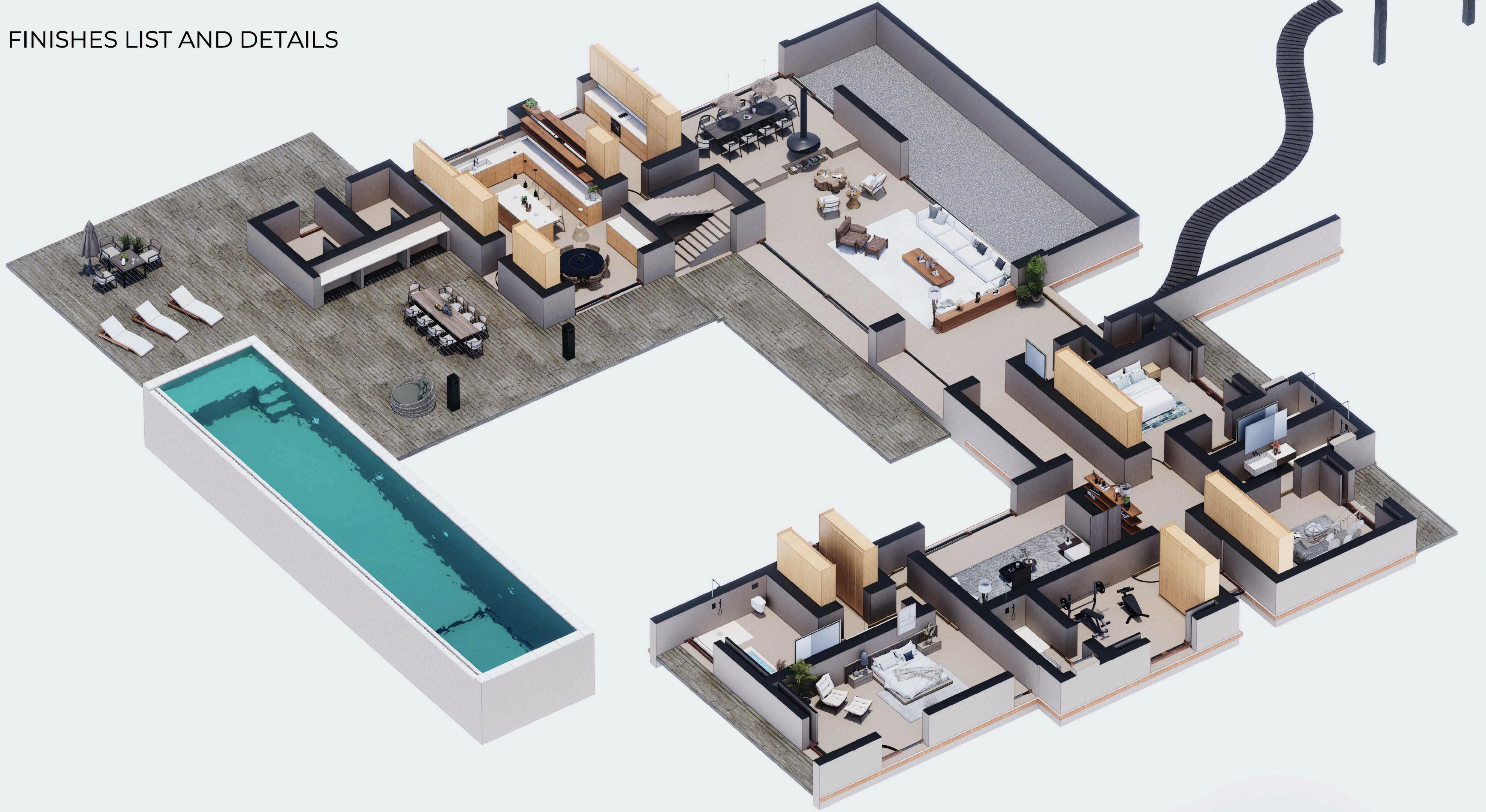




PATEO VILLA

FINISHES LIST AND DETAILS



LIST OF FINISHES:

FL - Flooring

FL1 - 10 cm thick screed floors, applied over underfloor cooling/heating, finished with organic coating mortar, applied directly over the screed, in a beige color.

CL - Ceilings

CL1 - False ceiling in plasterboard with internal metal structure, finished with organic mortar with a rough texture, in beige.

WL - Wall Coverings

WL1 - Plastered interior walls finished in organic textured coating beige plaster.

WL2 - Application of plasterboard on interior walls with built-in and sliding doors/windows. Finished in organic mortar with a beige texture.

EWL - Exterior walls with thermal insulation in 10cm thick polysterene blocks (EPS) on two sides (interior and exterior), ETICS system, and application of organic mortar coating with a rough texture as a beige finish.

OP/SHT - Glazed Openings / Shutters

Exterior sliding window frames in laminated spruce pine wood profiles finished in matt varnish, 60 and 80mm thick, including Batista

Gomes fittings and double glazing ref. SKN, 8mm colorless laminate + 16mm argon box + 10mm colorless laminate.

SHT - Sliding shutters

Exterior sliding doors, 55mm thick, in spruce pine wood finished in matt varnish, including arched recess for handle with rails and Geza Apoll Sliding system.

PE1 - Opening main entrance door in spruce pine wood with teak varnish.

P - Doors Interior opening doors in spruce pine wood with a teak-colored varnish finish. Double interior opening doors in spruce pine wood with a honey brown lacquer finish. Interior sliding doors in spruce pine wood with a honey brown lacquer finish.

GL - Glass

Exterior sliding/fixed frames in spruce pine wood profiles 60 and 80mm thick, including Batista Gomes fittings and double glazing ref.SKN, 8mm colorless laminate + 16mm argon box + 10mm colorless laminate.

A - Wardrobes

Closets with swing doors in spruce pine wood with honey brown varnish. Closets with opening doors in spruce pine wood with honey brown varnish. The closets have LED lighting on the shelves above the hangers, activated when the door is opened.

W.C. mirrors

CL mirror. 4mm mirror with perimeter lighting with LEDs on all sides - IP65 (CE certified) - Nwarm color (3000K). 60 leds/mt with 9.6W/mt

KC - Kitchen Carpentry

The kitchen has smooth 25mm-thick fronts and a 20mm-thick interior in spruce pine wood coated in honey brown varnish. It also includes recessed door handles, Blum cup hinges and wooden platform base legs.

Natural Lime Stone "Cohiba" applied to the island, the back kitchen and the ceramic hob area.

CIS - Carpentry W.C's.

Bathroom cabinets comprising a drawer in spruce pine wood with honey brown varnish, including concealed runners at the bottom and brackets to support the cabinets. Top and Wash basin with Natural Lime Stone "Cohiba"

RF - Roof

The floor of the roof is insulated with an asphalt membrane and composed of a screed and then rolled white stone with a granulometry of between 2 and 3 cm is applied over its entire length. The terrace walls are plastered and finished with organic mortar with a rough texture in beige.

Swimming pool

Made of reinforced concrete and covered in a beige membrane, including an engine room with all the equipment and accessories needed for it to function properly (sand filter, pumps, salt treatment). Natural White stone edge finish and 2 to 3 cm agglomerateci stone drainage channel.

Outdoor decking

Decking made from 32mm-thick spruce pine boards, laid on a 50x70mm exotic wood structure on concrete beams.

Gessi -Taps

Taps and sanitary fittings in noble material in matt black metal color

Schneider - Electricity

All electrical equipment is supplied by Schneider.

Decoration

A system of rails for hanging pictures will be installed in several rooms.

BUILDING STRUCTURE

Construction System

The construction system consists of reinforced concrete walls sandwiched with 10cm insulation polysterene on the inside and outside of the house.

Foundations

50cm thick reinforced concrete Matt foundation - single platform

Exterior and Interior Walls

Walls in armed concrete with an EPS coating and an organic mortar finish with a rough texture in beige.

Flooring

The floors are made up of stone rammed into the duly compacted natural ground, 15 cm thick screed with welded mesh, 6 cm thick extruded polystyrene, a 4/5 cm thick screed applied to the underfloor heating and a final floor with organic mortar with a beige texture. Aluminum joints and "U" profiles (at the junction of walls and floor).

Roof

The roof consists of a prefabricated lightweight slab, with a sloping screed (min 2%), a polyethylene film vapor barrier, sufficient coats of bituminous waterproofing, a geotextile blanket and 80mm thick extruded polystyrene thermal insulation, covered with rolled white stone with a grain size of between 2 and 3cm.

Plumbing

Plumbing materials and fittings from GEBERIT

Heating and Cooling System

Underfloor radiant pipes for cooling and heating system using Uponor System controlled with Digital Thermostat for each room. Electric Heat Pump using Energie "Thermobox 200L Mod 270x-16T"

Machine room

Building attached to the swimming pool to store all the technical equipment and the water, energy and heating system of the house.