

Orquídeas

Building Specifications

Ballester Inmobiliaria offers outstanding building specifications in every one of our homes.

STRUCTURE: Reinforced concrete structure.

FAÇADE: 2 ft brick with cement rendering inside. Outdoor wall rendered and painted. Thermal and acoustic insulation in expanded polystyrene. Thermal and acoustic insulation in expanded polystyrene. Metal banisters with wooden handrail in homes.

PARTITION WALLS: Inside division walls: Knauf-style system and insulation in mineral wool, depending on the characteristics of each room.

ROOF: Sloping roof tiles which form air chamber. Walk-on flat roofs with thermal insulation.

FLOOR TILING: Marble floors throughout the house, including kitchens and bathrooms. Doorways and entranceways in marble with the ideal finishes according to the ambience to be created. Stair treads finished in non-slip artificial stone.

WALL FINISHES: Main bathroom: Wall tiling with premium quality tiles and combining different sizes, together with plain plastic paint. Guest bathroom: Wall tiling in premium quality tiles and combining different sizes, together with plain plastic paint. Kitchen: Wall tiling in premium quality tiles and combining different sizes, together with plain plastic paint.

FALSE CEILINGS: Knauf-style ceiling system throughout the house, except in rooms containing built-in air-conditioning equipment, which are in pullout plaster plaques with surface profiles and perimeter channels in lounge, bedrooms and hallway. Special Knauf-style exterior system for covered terraces.

GLAZING: Climalit-style double glazing with air chamber. Tempered glass screen in bathrooms.

OUTDOOR JOINERY: In PVC, compact type. Blinds: security blinds in aluminium, with insulation in the lounge and bedrooms. Motorised lifting system, lacquered in the same colour as the outdoor finish.

INDOOR JOINERY: Wooden surfaces in appropriate colour, with burnished steel fittings. In hallways fitted with translucent acid-etched glass. Reinforced front door, with peephole, and outdoor knob and handle. Wardrobes are all fully finished inside, with shelf, drawer unit, hanging rod and drawers (depending on the characteristics of each wardrobe). Folding doors and upper storage unit depending on false ceiling height. Within the complex, bonded keys are made with one single key for: stairwell access from garage and the house.

PAINTWORK: Smooth plastic paint on walls and ceilings.

SANITARY HOT WATER PRODUCTION AND DISTRIBUTION: Boiler for heating and hot water.

KITCHEN: Furnished with top-of-the-range upper and lower units, and equipped with a gas and induction stove, oven, decorative extractor hood, washing machine/dryer, dishwasher, refrigerator and sink. Indirect downlighting from upper kitchen unit. Home appliances panelled in same finish as kitchen furniture units. Premium quality worktop.

PLUMBING, SANITARY WARE AND FITTINGS Premium quality vitrified porcelain sanitary ware. Wall-hung WC and bidet. Chromed, premium-brand single mixer tap. Thermostatic mixer taps in baths. Premium-quality countertop in main bathroom. Bathrooms fitted with anti-mist mirror system. Ceiling recessed infrared lamps. Whirlpool tub. Hydromassage multipoint shower column.

AIR CONDITIONING: Complete hot/cold air conditioning installation with heat pump in lounge and bedrooms. Under-floor heating with water circuit throughout the house, divided into sectors per room.

ELECTRICITY, TELEPHONE AND TELEVISION: High voltage installations. Luminaires in bathrooms and WCs Luminaires on covered terraces. Mechanisms and switches by NIESSEN or similar brand. Pre-

installation of a communal aerial for TV, UHF, FM and satellite service, and pre-wiring for digital terrestrial and cable TV. Sockets in lounge, kitchen, bedrooms and terraces. Pre-wiring for telephone lines with sockets in lounge, kitchen, bedrooms and terrace. Video door-entry system. Power sockets on terraces.

DOMOTICS: Intrusion centre alarm with siren. Gas leak detection and cut-off. Flooding detection and cut-off. Smoke detection. Video door-entry system in the entry hall.

GARAGE: Fully equipped, CO2 detection, extinguishers, etc. Automatic lighting that works on movement sensors. Automatic access door, opens with key or remote control unit Printed concrete paving in various textures, with non-slip ramps.

LIFTS: Lifts down to garage floor, with decorated cabin and inner doors finished in steel. Security telephone connection to central office in case of emergency.

INSIDE THE COMPLEX: Outdoor night lighting. Outdoor swimming pool with overflow. Area around the Swimming pool finished in wood. Driveways and footpaths within the complex in two-texture printed concrete.

MISCELLANEOUS: Safe. Emergency power generator for lifts and communal area lighting. Power supply using propane gas.