



**Property type:** VILLA  
**Location:** ROLDAN MURCIA  
**Area:** Costa Calida

**Swimming pool:** Private  
**Garden:** Private  
**Orientation:** N/A  
**Views:** Community pool and gardens

✓ Pre-air conditioning

✓ White goods

The foundation is made on anti-earthquake concrete slab, using special marine concrete for humidity. The structure of the property is created with reinforced concrete complying with the latest CTE (Spanish Build Regulations) . The garden area will be concreted, for tiling (according to plan details).

#### FACADE:

The property will be constructed using double (ceramic) brick wall with air chamber. In the air chamber, thermal / acoustic insulation will be installed, complying with the current regulations of the CTE. Façade designs according to perspective design.

#### TILES:

Internal tiles for the property will be of first premium quality, the materials used will be the latest modern style and colours (clients to choose from selection available).

#### Outdoor

areas will be laid again with the latest modern exterior tiles.

#### PAINTING:

Painting in a smooth finish, white colour.

#### INTERIOR CARPENTRY:

The main entrance door to the house will be a white armoured door with a modern style PVC panel. Interior carpentry will be finished in white, with chrome hardware and handles, Modular built-in wardrobe cabinets, dressed inside with drawers, finished in white.

#### EXTERIOR CARPENTRY:

The window & door surrounds will be dark graphite aluminium. Lounge / Bedrooms the doors will be opened by sliding, with manually operated shutters.

#### GLASS:

All windows and door sliders will be double glazed. The window in the living room will use security glass.

#### KITCHEN:

This will be created with high and low kitchen furniture according to plans and perspective design. A Silestone or similar countertop will be fitted.

#### PLUMBING AND SANITARY APPLIANCES:

The plumbing installation is installed with isolated PPR pipes and PVC drains. Vitrified porcelain bathroom fixtures of modern design with matching taps. In the bathrooms the vanity sink furniture will be suspended on the wall. Finished shower area with glass partition.

#### ELECTRICITY:

The properties will have wiring available for installation of lighting in all rooms. Mechanisms and switches are finished in a chrome finish. Installation of individual TV and FM antenna in the living room and all bedrooms. Installation for telephone and pre installation for internet . All wiring to comply with the latest telecommunications regulations. Interior and exterior light points are added to each property.

#### INSULATION:

Thermal foam and acoustic rock-wool insulation is added to all properties according to the latest

BBR regulations.

#### AIR CONDITIONING:

A/C installation will be pre-installed via ducted vents to each room.

#### GARDEN AND EXTERNAL ZONES:

The swimming pool as per individual plan - with blue coloured tiles - the pool mechanism will be a chlorine purification system as standard. Paving - exterior tiles as per plan

#### CLOSURE AND EXTERIOR FENCES:

The plot side / front and rear will be made of brick walling variation of heights. Metal door and metal garage door to front entrance.

#### APPLIANCES:

An extractor hood in kitchen, cooking hob, oven, microwave, dishwasher, fridge freezer.

Energy certificate: **Pending**

