

Santa Rosalía

MEDITERRANEAN
HOMES


Grosa
SANTA ROSALÍA

*Quality
list*



Foundations and Structure

- Reinforced concrete foundations and structure. Thermally insulated sanitary slab.
Compliance with CTE (Spanish Technical Building Code).
- Provision for a hole in the floor slabs for the future installation of a lift.

Multifunctional zone

- Underground floor with English patio, ventilation and natural lighting
- Finished it with porcelain stoneware, interior walls and ceilings end up with plaster and paint.
- Pre-installations of electricity, telecommunications, lighting, air conditioning and plumbing for a future bathroom.
- English patio made with non-slip stoneware
- Exterior PVC carpentry, with hermetic sliding doors.

Facade and Partitions walls

- Facade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.
- Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface in both sides.
- Facade finish according to design combining porcelain stoneware and waterproof single-layer mortar, finished with paint coating.

Roof · Solarium

- Solarium and walkable terraces waterproofed with asphalt sheets and adapted for energy saving by means of insulation according to CTE, and finished with porcelain flooring and skirting board.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.

Flooring and Tiling

- Top-quality flooring indoors.
- Ground floor garden with top-quality, anti-slip stoneware tiles.
- Bathrooms and kitchen tiled with high quality stoneware tiles and acrylic painting.
- Decorative shelf with LED lighting in the bathrooms.

Outdoor Carpentry and Locksmithery

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium shutters.
- Double laminated glass 3+3 /12/ 3+3 low emissivity for energy saving. Motorisation in large shutters is included.
- External garden doors with frame and panelling with aluminium profiles, according to design.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorised vehicle access door to the garden.
- Crowning of front wall of the plot with security glass.

Indoor Carpentry

- Interior wooden doors lacquered in white colour. Door frame in natural beech wood, lacquered “in situ” in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- Modular wardrobes with folding doors lacquered. Lined wardrobes in “lined textile” colour with drawers, shelves and clothes rank and 19mm board.
- Dressing room in master room, finished in “lined textile” colour, with 19mm board, drawers, shelves, clothes rank, trousers pull-out hangers and mirror.

Plumbing, Ventilation, Sanitary ware and SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE.
- Stopcocks in each wet room.
- Installation of osmosis system integrated in kitchen tap.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms.
- Bathroom furniture in lacquered wood, according to design.
- Designer washbasins in Mineralmarmo or similar material.
- Mirrors with LED lighting.
- Thermostatic built-in shower taps, with mixer, sprayer and hand shower. Built-in washbasin taps.
- Shower tray with non-slip treatment in all bathrooms.
- Design integrated with the same pavement of the house.
- Domestic hot water system for the home by means of aerothermal heat pump with 200-litre storage tank.
- Transparent safety glass shower screens in all bathrooms. Designer partition profiles.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

Electricity and Telecommunications

- Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project.
- Pre-installation for optical fibre connection.
- White Simon 82 mechanisms or similar ones.
- Pre-installation of spotlights throughout the house.
- Spotlights embedded in garden’s walls to provide ambient lighting.
- Video intercom. Interior monitor with a 7” colour screen.
- Electrical socket for electric car in car park.

Heating and Air conditioning

- Fiberglass ducts pre-installation for air conditioning.
- Separate pre-installation in each dwelling’s floor.
- Heating in all bathrooms by means of an electric towel rail radiator.

Pool

- Reinforced concrete pool with Jacuzzi area and sunbathing zone.
- Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, LED colour spotlights, and glass mosaic tiles.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.

Decoration and Painting

- Walls and ceilings' smooth finish with white plastic paint.
- Smooth plaster ceilings in corridors.
- Bathroom ceilings with special anti-humidity laminated plasterboard.
- Upper floor's terrace and solarium railing with safety glass. Interior staircase with LED lighting.

Kitchen

- White gloss doors and edges with LED lighting.
- Shock absorber hinges with Blum Motion system.
- Compact or Silestones Marble Worktop.
- Balay electrical appliances are included (ceramic hob, oven, extractor fan, fridge integrated in kitchen, dishwasher, microwave, and washing machine). Wine cooler for 12 bottles of wine.

Solarium

- Kitchen in solarium with white gloss furniture, with two door units and drawer unit, granite or marble worktop, stainless steel sink under worktop with tap, front enclosure with aluminium system.
- Including refrigerator, microwave oven and plug points.
- Aluminium pergola in chill out area.
- Installation of TV point, sockets and lighting in walls

"All the descriptions, measures, specifications, in brief, the entire content of this brochure is subject to variations and modifications by the Legislation, Public Bodies and other Administrations, as well as by the interest of Rodrigo Promotores, who may therefore substitute them by similar or better quality ones".

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for living*

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