

TERRAZAS

SAN NICOLÁS Nº 5



SPECIFICATIONS



Plot nr. 5 with an area of 1,050 m².

Villa SPECIAL with a constructed area of 198.84 m² on the ground floor and on the upper floor.

Roof terrace with 31.85 m² and crystal banister.

Basement with 72.04 m² constructed area.

Separate small house with 10.89 m² constructed area.

Interior staircase with floor covering of marble CREMA MARFIL.

Floor and wall coverings in extra quality, as existing.

Pre-installation for a satellite dish to be installed on the roof terrace, including wiring (without tuner).

INTERIOR AND EXTERIOR CARPENTRY ELEMENTS

Fronts of built-in wardrobes with mirror fronts.

Sliding doors of aluminium, lacquered in white colour, on the swimming pool floor and double glazing with security glass for heat and acoustic insulation.

Security door as access to the villa, make EUROSEGUR, model E-7.

METALWORK

Grilles on exterior doors and windows, consisting of solid square-sectioned iron rods and decorations of flat irons, in Andalusian style on the windows, finished with heat galvanization and paint.

Spiral staircase as connection between the ground floor and the basement, consisting of a central iron profile and steps of sheet steel with wooden threads, banister of solid square-sectioned iron rods, finished with heat galvanization and two coats of white enamel paint.

Protection banister on the staircase as access to the upper floor in the living room, consisting of stainless steel, with handrail and decorations of polished bronze.

KITCHEN

Wall-hung and lower kitchen furniture units of the make NOBILIA, model TRIESTE, in white colour.

Worktop and wall tiling between wall-hung and lower kitchen furniture units of natural granite MULTICOLOR AZUL.

Refrigerator GENERAL ELECTRIC, model TPG 24 PFWW.

Extractor hood of the make BALAY, model 3BD-764 B. Oven of the make BALAY, model 3HP-505 BP. Ceran hob of the make BALAY, model 3EP-703 B.

Build-in type dishwasher of the make BALAY, model 3VI-430 A.

Kitchen sink of the make BLANCO of stainless steel.

Fittings of the make HANSGROHE with extractable tap.

AIR CONDITIONING SYSTEM

Centralized air conditioning system with conducts for the entire villa.

ALARM INSTALLATION

Installation of an alarm system with central unit and keyboard in the entrance area of the villa, movement detectors and exterior and interior sirens, with the possibility to connect the system to an alarm centre.

SWIMMING POOL AND SAUNA IN THE BASEMENT

Indoor swimming pool in the basement, with water depuration system and the following installations:

Counter-current system

Floating pool cover operated by electrical motor.

Water heating system with electrical heat pump and supported by heat exchanger.

Sauna with capacity for 4 persons.

Dehumidifying unit in the pool area.

GARDEN

Natural stone walls, communication stairs between villa and parking of natural stones and parking.

Parking for 2 cars, floor cover with natural stone slabs and concrete pergola, covered with reed plates.

Portico at the entrance to the plot with motor-operated enrollable doors.

Intercom for communication between the villa and the access to the plot.

Illumination in garden and on the parking.

Stone gardens.

Lawn.

Hedge of Mioporum, palm tree, oleander, hibiscus rosa Sinensis, bouganvilleas, lemon tree, mimosa, ficus, etc.

Automatic watering system.

Supply lines, expert opinion of the Delegation of the Ministry of Industry and contracting with the supply companies for water and electricity (Electrical power of the villa 23.1 kW, tri-phase).

NOTE:

This is a finished object, and its specifications correspond to the catalogue valid at the time of construction.