

QUALITY LIST RESIDENCIAL EL PASICO

Exclusive complex of detached villas, each with a private pool, open spaces, and a solarium.

- **Foundation and Structure:** Reinforced concrete construction. Complies with the Technical Building Code (CTE).
- **Facade Enclosure:** Exterior walls built with 11 cm ceramic block and interior partition with plasterboard, providing thermal and acoustic insulation per CTE standards. Interior walls are 10 cm plasterboard.
- **Facade Finish:** Brown RAL 8007 or similar, single-layer mortar with plastic paint finish.
- **Exterior Carpentry:** Aluminium frames with sliding, airtight doors and thermal PVC blinds on external windows. Laminated double glazing with thermal break.
- **Interior Flooring:** Premium quality ceramic tile.
- **Bathrooms and Kitchen:** Tiled with premium ceramic tiles and acrylic paint.
- **Interior Doors:** Wooden, lacquered in white.
- **Wardrobes:** Fully lined, equipped with drawers, shelves, and hanging space in all bedrooms, with white lacquered doors.
- **Kitchen:** White lacquered doors and edges with soft-close hinges and metal handles. Natural quartz countertop, Silestone or similar.
- **Appliances:** Balay brand appliances included: ceramic hob, oven, and column microwave, refrigerator, extractor hood, and integrated dishwasher.
- **Bathrooms and toilet:** Premium quality porcelain sanitary ware. Toilets with visible cisterns. Designer vanities with porcelain sinks and mirrors. Built-in shower column with rain shower head. Shower tray with non-slip treatment and hidden drain in bathrooms, with transparent glass enclosures.
- **Shower tray** with anti-slip treatment in bathrooms, with hidden drain and transparent glass enclosures.
- **Plumbing Installation:** Hot and cold water with PPR pipes, compliant with the Technical Building Code (CTE).
- **Water Heater:** 110-litre capacity heat pump.
- **Rooftop Summer Kitchen:** On the solarium terrace, with a sink and pre-installation for a washing machine and mini fridge. Walkable flat roof with thermal insulation and waterproofing with asphalt fabric, finished with ceramic tile. Exterior staircase access.
- **Ground Floor Garden:** Anti-slip ceramic tile flooring of premium quality. Exterior garden doors with thermally lacquered metal profiles.
- **Pool:** Outdoor shower, complete filtration system, and one LED spotlight.
- **Lighting:** Interior LED lighting in the kitchen, hallway, and bathrooms. Integrated LED spotlights in garden wall and solarium.
- **General Protection Panel:** TV points in all bedrooms. Fiber optic pre-installation. Intercom.
- Pre-installation of **Air Conditioning**.
- **Parking Space** on the plot.
 - The seller reserves the right to make any modifications to the works required by official regulations or dictated by technical, legal, or commercial needs.
 - *This document is not contractual.*