



*Argenta model KURSAALASHE*



## Quality Specifications

### FOUNDATION AND STRUCTURE

**Foundation** – Reinforced Concrete Slab with appropriate waterproofing and drainage at ground level.

**Structure** – Reinforced Steel Framework throughout Foundation and structure will be both monitored and enforced in accordance with Spanish and European regulations

### WALLS

**Walls.** – An extremely insulative composite of Concrete, wood fibre, Polystyrene, thermal wood-chip and rock-wool to a total depth of 32cm.

### ROOF

Inverted flat roof - inaccessible. An extensive roof system consisting of an anti-root polyethylene membrane, plus a drainage system.

### FACADES

Finished mortar of water-repellent cement, screeded and painted.

### WALL FINISHES

Walls are painted in a sand/beige colour and the ceilings white. Ceilings are constructed of waterproof plasterboard, coated with plastic paint.

### FLOORING

**Stairs:** Cladding marble.

**Living Room:** Premium porcelain stoneware floors, brand ARGENTA or KERABEN or similar.

### WALL TILES

Bathrooms, kitchen and laundry room: premium porcelain tiles, brand ARGENTA or KERABEN or similar.

### KITCHENS

Fully fitted quality units.

Appliances: SIEMENS or similar, includes fridge, oven, extractor & ceramic hob.

Silestone Worktops.

Water Taps: Brand GROHE or similar

### INTERIOR WOODWORK

The entrance door will be superior quality African Teak. The main entrance doors will be armoured.

Interior swing doors will be painted white with the classifications EI230 fire resistance and 30 dB sound resistance with locks in the bathrooms and main bedroom. Fitted wardrobes lacquered outside and lined inside with melamine.

### BATHROOMS

Sink furniture fitted in all bathrooms white, brand VITABOX, 80 cm wide.

White premium quality porcelain washbasin, toilet and bidet, brand VILLEROY & BOCH.

### TAPS AND BATHROOM FITTINGS

Water taps of premium quality brand GROHE. Overhead shower, brand GROHE.



### TV & TELEPHONE

TV antenna fittings in the living room and bedrooms.

Phone installation and internet access points in the living room and bedrooms.

### SECURITY SYSTEM

Video intercom with television camera and monitor brand FERMAX DIGITAL, ABB or similar.

### DOMOTICS

Basic Home automation system installed. Upgradable to control security, video entry system, air conditioning and ventilation, energy savings, or lighting. Connects to the home board, internet, telephone or the remote control.



Kitchen and Bathrooms: Premium floor tiles brand AGENTA or KERABEN or similar

### ELECTRICITY AND MECHANISMS

All installations to conform to technical Regulations. Mechanisms will be used of premium makes and quality.

### TERRACES

Steel and glass railings on terraces.

### GARAGE/CARPORT

On houses with car park: concrete pavement.  
On houses with underground garage: access doors for vehicles with a remote control opening.  
Concrete pavement on floors.  
Vertical surfaces in smooth plastic paint.

### AIR-CONDITIONING

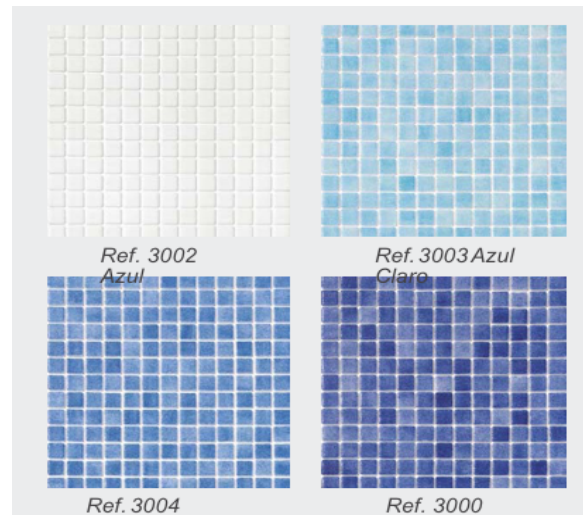
AERO-THERMAL (renewable energy) air-conditioning system with a hot/cold pump. Brand VAILLANT, SAUNIER DUVAL or similar with low acoustic emission. Ducts and linear grills fitted in dropped ceilings.

### UNDERFLOOR HEATING/COOLING

AERO-THERMAL VAILLANT, SAUNIER DUVAL or similar (renewable energy) water based system installed throughout ground and first floor.

### SWIMMING POOL

4 x 8 concrete built swimming pool.  
High quality tiles brand ALTOGLASS or similar, with choice of colours. Concrete stairs.



### INCLUDED

Entrance wall, motorised door and plot surrounded with "Hercules" fence, basic landscaping.

### WINDOWS

High quality aluminium windows brand CORTIZO or similar, with thermal break. Security Double glazing (8/14/4+4) with Guardian Sun solar gain treatment for maximum heat/cold insulation.

Windows fitted with Electric blinds.



The non-availability of a make or model for reasons beyond Seh/GoGreenSpain's control, entitles Seh/GoGreenSpain to replace them with another brand(s) or model(s) with similar characteristics. The images included in this document are used only conceptually and may not accurately represent the final design.