

UPGRADES: VTO

V- 2022 CT

TILING: Floors & Wall:

High quality stone floor combination (Needs deeper study)

- **Wider Tiles** 80x80 or 1x1M
- **Porcelanosa High Quality Tile:** Venise Newport Nature Mate, Color grey

CARPENTRY - WOOD:

Interior Doors: High: 240 cm

WINDOWS:

- **Height:** Interior of 280cm, Floor to Ceiling
- **Frame:**
 - Aluminium
 - Minimalistic vertical frame of only 2 cm wide
- **Glazing:**
 - Security Glazing PS9 4+4.4-12-4
 - Thermal control Planitherm 4s
 - Solar control
- **Blinds:** Electrical
 - All windows (*To be defined*)
 - Bedroom only windows
- **Mosquito screens:** Electrical
 - All windows that have opening. Some are fixed (*To be defined*)
 - Bedroom windows

ELECTRICITY:

- Solar power Fotovoltaic
 - Machinery & House upgrade
 - Electric car upload in Garage
- Domotics: Home Automatisatation for perfect Climate control, home comfort & security

ELEVATOR:

- Upgrade to other brands

EQUIPMENT:

System: Geothermal system, Earth supply

- **Perforation:** 150 m
- **Machinery:** Geothermal IDM (Austrian brand)

KITCHEN: General upgrade in brand name, Porcelanosa or similar

General upgrade in "Main Kitchen" with other brand name, Porcelanosa or similar

Furniture:

- Doors in high quality white lack sealed:
- Hidden Quality Hinges

Working area:

- Top: X Stone or similar
- Splash back X Stone or similar
- An Inox double sink built-in

Island:

- Top: X Stone or similar same as kitchen top

Electric appliances:

- To be defined From: Siemens, Miele, Franke
 - Fridge: 2 side by side

TERRACE:

- **Floor:** Porcelanosa Gres
 - 1m x 1m Tile Venise Newport Nature Mate antislip
- **Glass front:** 10+10 security Glazing
- **PERGOLA:** Solarium, Aluminium, white, 3m long aprox and 5 m wide.
- **JACUZZI:** a 4 person type or other

BASEMENT -1:

Construction:

- Build interior distribution
- WC: Guest apartment & Office
- Floor tiles, plaster walls, false ceiling
- Electricity, Plumbing & Drainage
- Wine cellar
- Windows floor to ceiling
- Doors: Interior & Access

Kitchenette (Guest apartment):

Furniture:

- Doors in high quality white lack sealed:

Working area:

- Top: X Stone or similar
- Splash back in white Tiles
- An Inox double sink built-in

Electric appliances:

- To be defined From: Siemens, Miele, Franke

FIREPLACE:

- **Built in** for wood

POOL:

- Automatic & Hidden pool cover

GARAGE:

Extra space under access ramp with direct access to Calle Madroño

- Cover and pre-done
 - 1 space – 1 car
 - 2 spaces - 2 cars
- Built out and operational
 - 1 space – 1 car
 - 2 spaces - 2 cars

INTERIOR DESIGN - FURNISHING:

- Furnishing Package