

## BUILDING SPECIFICATIONS



## KITCHENS

**Senses Cala Anguila** kitchens blend perfectly with the design of the homes and have been fitted with base units by Italian manufacturer **Venetta Cucine** that feature matt beige lacquered doors, and light-coloured countertops and kitchen fronts by **Silestone**.

All the kitchens come with a range of **Bosch** appliances which includes an oven, induction hob and extractor hood. Single-basin stainless steel sink and taps by **TRES**.



## BATHROOMS

The master bathroom has a double wall-hung oak-coloured wooden shelf and a countertop washbasin.

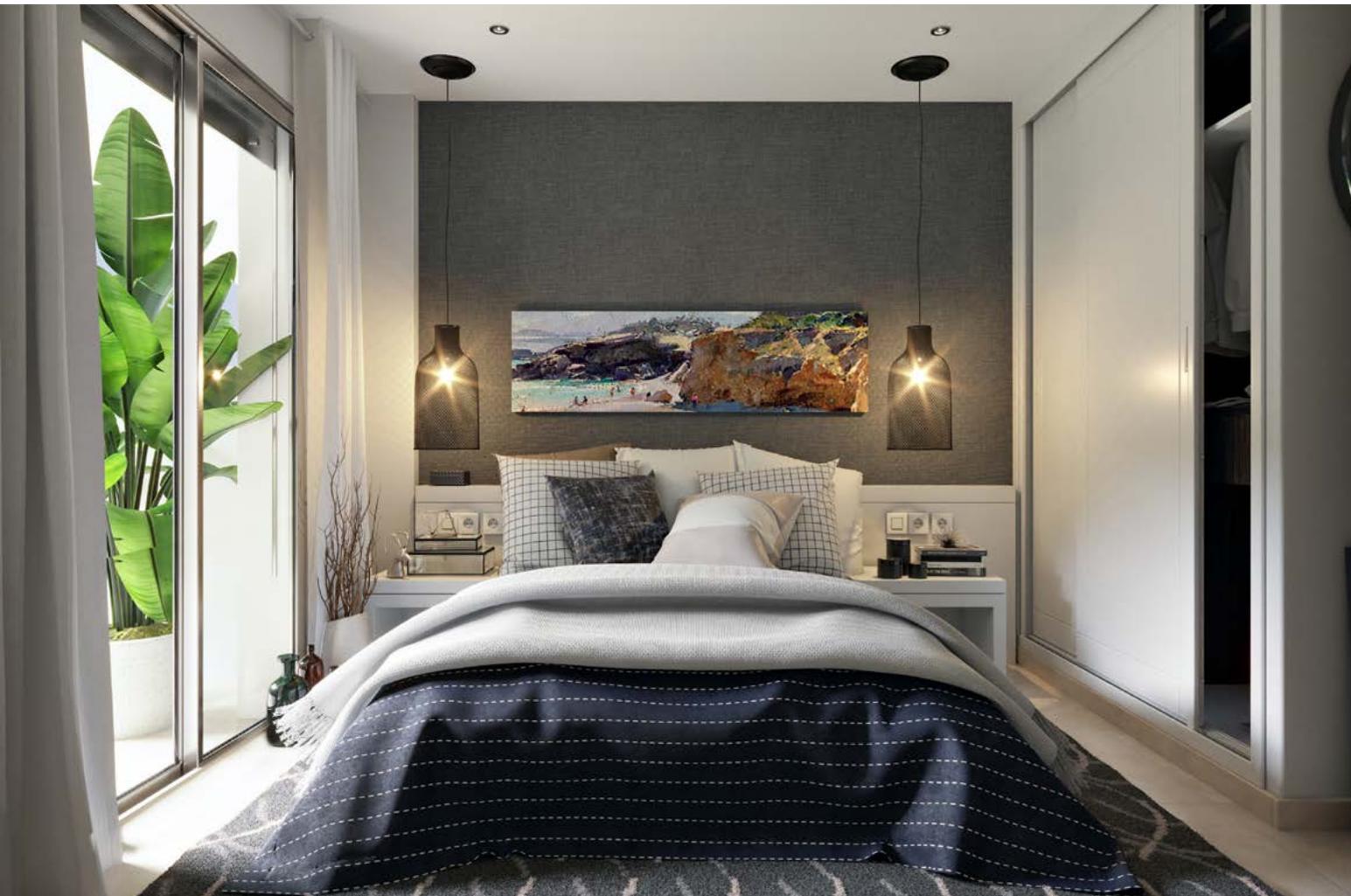
The guest bathroom features a wall-hung oak-coloured unit with a built-in washbasin.

In order to maximize both the comfort and aesthetics of the bathrooms, we have chosen to include recessed **TRES** taps, Class model, in the showers. In addition, the shower tray is flush with the bathroom floor and includes a glass partition. The washbasins in both bathrooms feature **TRES** brand, Class model, mixer taps.

Floor-mounted toilets with built-in cisterns by **Ideal Standard**, Tesi model, in both bathrooms.

Porcelain tiling by **Saloni**, Ardesia Avorio model, with a 60x60 cm format and wall cladding with the same tile in a 30x60 cm format.





## CARPENTRY

The main entrance door to the property is armoured and highly resistant to corrosion. Made from aluminium, in its interior it boasts flashing from **Dierre** and a white, lacquered Sparta 5 model finish.

The interior doors are made of polymer and are white. The built-in wardrobes will have the same characteristics and feature a luggage rack, clothes rail and melamine interior finish.

As for the anodised aluminium carpentry, the windows and glazing have a thermal bridge break and a silver finish. The bedrooms feature motorised roller blinds made from anodised aluminium.

The entire property has double glazing, with safety glass in the living room and master bedroom windows.

## FLOORING

The same **Saloni** porcelain tile, Ardesia Avorio model, has been chosen for all the rooms of the property in a 60x60 cm format. The skirting boards are of the same brand and model.



## FIXTURES

Each home is comfortably air-conditioned by means of an air-to-air heat pump system that features fan coils built into the false ceilings and distribution through grilles. Climate control per room.

An energy-efficient LED lighting package is included throughout the home.

Ariston Nuos Evo A+ **aerothermal system** for domestic hot water production.

Telephone and TV-TDT-SAT sockets in living room and bedrooms. Terrestrial TV antenna and a satellite dish with TWO polarities.



## EXTERIORS

The communal outdoor areas feature a swimming pool with shower and lighting, as well as garden areas with an irrigation system. Lighting system with timer for outdoor areas and swimming pool.

On the ground floors, the private gardens are separated from one another by hedges.

Each home includes a street-level parking space with pre-installation for electric vehicle charging.



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