

BUILDING SPECIFICATIONS





KITCHENS

The open-plan kitchens feature upper and lower cupboard units. The cupboards are a combination of natural oak and ecru white melamine. The white worktops are by **Silestone**.

Fitted with **Bosch** or similar appliances, including electric oven, microwave, induction hob, extractor hood, integrated fridge and dishwasher, as well as a washing machine.

There is a single stainless-steel sink with a vertical mixer tap by **Tres**.



BATHROOMS

The main bathroom has a 100cm wide suspended unit with an oak finish and integrated washbasin by **Jacob Delafon**. The second bathroom has the same unit, measuring 80cm. Mirrors are included in both bathrooms. Recessed shower fittings and the washbasins have mixer taps by **Tres**.

Both bathrooms have flush shower trays by **Saloni** in white, with glass shower screens. Sanitary fittings are by **Jacob Delafon**. The bathroom walls have been tiled with a design featuring a combination of textured ceramic tiles in ivory tones by **Saloni**.



INTERIOR CARPENTRY

The main entrance door is reinforced, finished in oak-coloured melamine. Interior doors have the same melamine oak finish with polished steel hinges.

The fitted wardrobes have sliding doors, with a smooth oak finish. The interior melamine panelling is in linen colour, and the wardrobes have a hanging rail and luggage shelf.





EXTERIOR CARPENTRY

Exterior carpentry at **Valley Views** includes sliding patio doors in the living rooms and casement windows in the bedrooms by **STRUGAL**, with an aluminium-coloured finish. The entire home has insulating double glazing throughout and safety glass in the patio doors leading to the terrace.

The bedroom windows incorporate aluminium motorised rolling shutters with an integrated housing. These shutters have a micro ventilation system, as per the requirements of the Technical Building Regulations (CTE) regarding interior air quality.



FLOORING

The same porcelain tiling has been used throughout the home, made by **Saloni**, model *Ardesia Avorio*, 90 x 90cm in sand colour. Skirting tiles will have the same characteristics.

Terraces will have the same tiling in its non-slip version.



FACILITIES

All the apartments at **Valley Views** have a hot/cold air conditioning system, installed via conduits in the false ceiling. The homes also have mechanical ventilation, as per current legislation, to optimise interior air quality.

All Homes will have an individual **aerothermal heat pump** system to produce domestic hot water. Production of **renewable electricity** through a community photovoltaic installation for the building's partial self-consumption, made possible by the installation of **photovoltaic panels** on the roof.

All homes have an energy efficient LED lighting package installed as per the project plans.

Sockets and light switches are by **BJC**, in aluminium colour, with USB charging points in the kitchen and bedrooms, and a dimmer switch in the living room. All apartments have fibre-optic cabling installed and TV and satellite installation. There are also telephone, internet, and TV points in the kitchen, living/dining room and bedrooms.

The building also has the required insulation to walls, roofs and windows in order to obtain a high **energy efficiency rating "A"**.





EXTERIORS

All homes at **Valley Views** will have access to the shared pool and solarium area with showers and WC, as well as to the generous landscapes gardens with drip irrigation system installed.

Each entrance has a lift with capacity for 6 passengers, suitable for all mobility users.

Each home will have a marked, numbered parking space at basement level. All parking spaces have empty conduits available to allow the installation of EV charging points.

Access to the carpark is via a motorised gate with remote control.

TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials and distribution of the abovementioned specifications and plans to improve the project in accordance with the criteria of the project architects.

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