

BUILDING SPECIFICATIONS





KITCHENS

The open-plan kitchens at **The Meadows** are equipped with upper and lower cupboard units finished in truffle oak melamine and have a **Silestone** worktop in marengo.

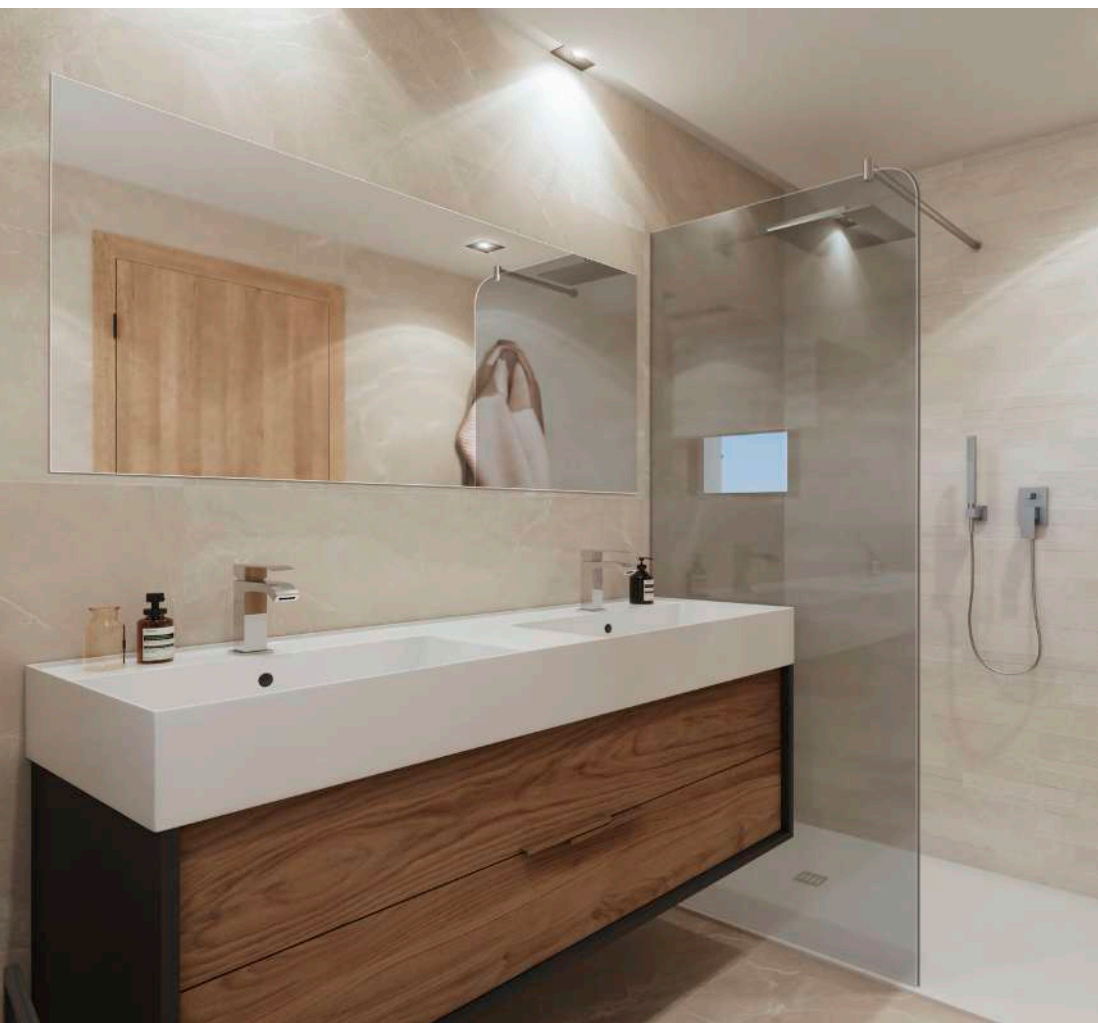
The appliance package with appliances by **Balay** or an alternative Spanish manufacturer includes electric oven, microwave, induction hob, extractor fan and a washing machine. The refrigerator and dishwasher are integrated into the kitchen design with matching door panels. There is a single sink with a black tap.



BATHROOMS

The homes have 2 full bathrooms, one of which is ensuite, as well as a courtesy bathroom on the ground floor. The main bathroom has a unit measuring 140cm by **Jacob Delafon** with two drawers and an integrated double washbasin with the front in Quebec Oak colour and the structure lacquered in black. The second bathroom and the courtesy bathroom have a unit from the same manufacturer, measuring 80cm with one washbasin, and the front also in Quebec Oak colour. All taps are by **Tres** and there are mirrors above each washbasin area.

The two full bathrooms include a shower tray in imitation white slate, sized according to the project plans, and a fixed glass screen. The WCs in both bathrooms are of a modern design, also by **Jacob Delafon**. All bathrooms have a combination of textured porcelain tiles by **Saloni** in sand-coloured tones.





INTERIOR CARPENTRY

The reinforced front door has melamine interior panelling by **Finsa**, in oak colour with door handles in black. Interior doors are smooth, with the same finish as the front door, and hinges and door handles in black.

The fitted wardrobes have sliding doors which are also in oak colour. The interiors are lined with melamine in Cancún linen textile colour, and include a hanging rail, luggage shelf, and drawers.

EXTERIOR CARPENTRY

Large format sliding doors by **STRUGAL** have been chosen for the living rooms, in brown with double-glazing and shatterproof glass, which open the living rooms to the exterior and provide stunning panoramic views.

The bedrooms have casement windows, also by **STRUGAL** in brown, and rolling shutters operated by a motor inside the shutter housing.





FLOORING

To create a feeling of harmony throughout the home, a large format porcelain tile by **Saloni** (90x90cm) in sand colour and matching skirting tiles has been used for all the flooring.

To complete the look, the same large format, **Saloni** flooring in its non-slip version, has been used on all terraces.

INSTALLATIONS

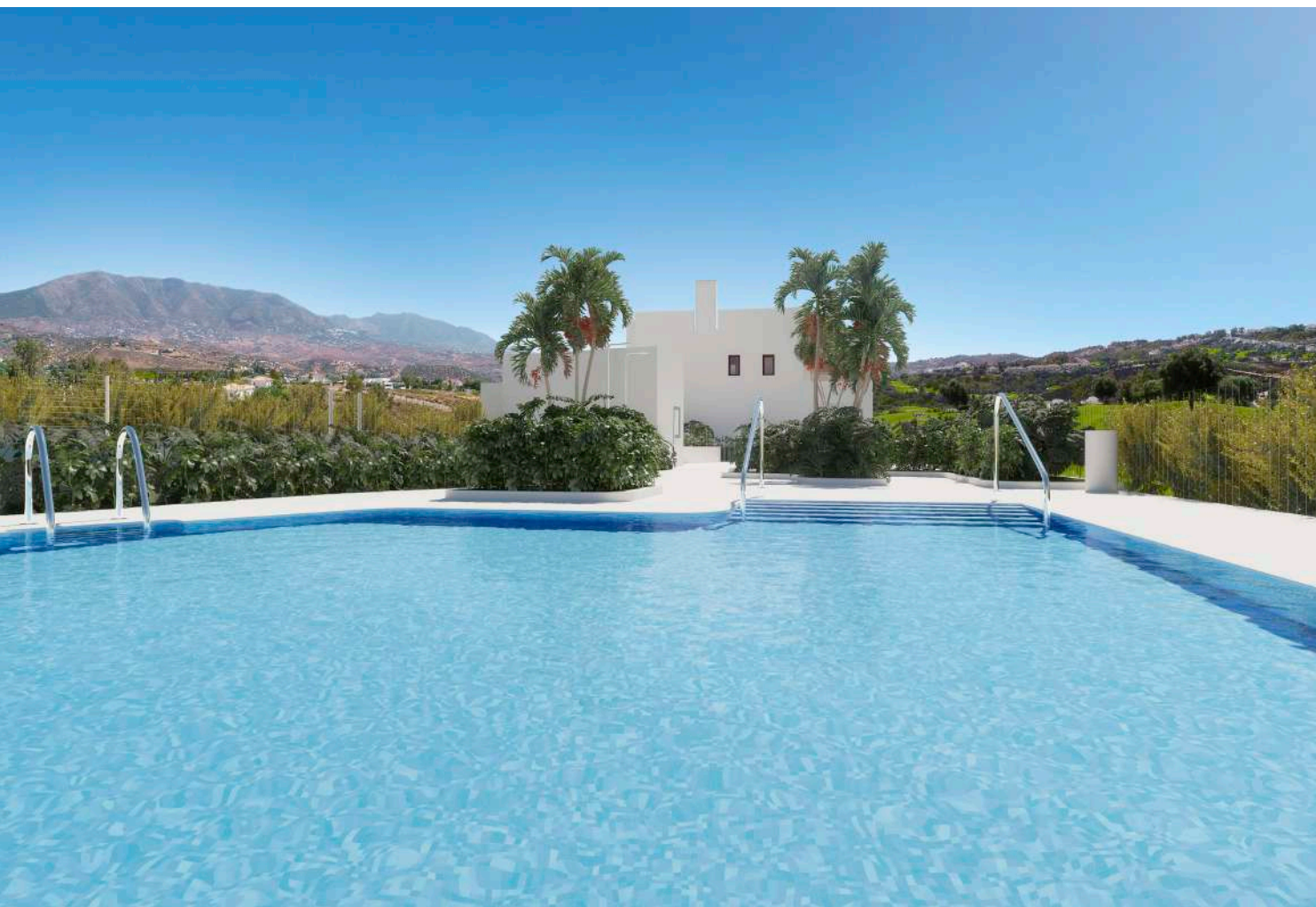
All the homes at **The Meadows** have a heat pump system installed and a hot-cold air conditioning system via ducts in the false ceiling. There is also a mechanical ventilation installation designed to optimise air quality, in line with current legislation.

Every home has its own **aerothermal heat pump system** to produce domestic hot water. **Renewable electric energy** is produced via a communal **solar panel** installation, covering part of the building's energy requirements.

An LED lighting package is included according to the project plans for each home. Lightswitches in anthracite grey are by **BJC**, and there are USB charging points in the kitchen and main bedroom, as well as a dimmer switch in the living room. Fibre optic, TV and telephone points are in the living-dining room and in the bedrooms.

The building has the required insulation to walls, roofs, and windows to have obtained a level **“A” energy efficiency rating**.





EXTERIORS

All the homes at **The Meadows** will have access to a communal pool with solarium area. There is exterior lighting and extensive landscaped garden areas with a drip irrigation system.

Private gardens include top soil, basic landscaping and irrigation system.

Every home has its garage at basement level with a motorised folding door and direct access to the home via an interior staircase. The garage is accessed via a motorised communal entrance gate, operated by remote control.

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