



FONT DEL LLOP

VILLAGE

Life Begins

EVEREST II VILLA

**SPECIFICATION
OF FINISHES**



FOUNDATIONS

The foundations comprise a reinforced concrete raft foundation supported on reinforced concrete piles, designed in accordance with the approved geotechnical investigation.

STRUCTURE

Reinforced concrete frame construction comprising reinforced concrete columns and beams with two-way ribbed concrete slabs incorporating permanent formwork.

All structural reinforcement is electrically bonded and connected to an earthing ring to safely dissipate any electrical charges away from the property.

ROOF

Thermal and acoustic insulation in accordance with the requirements of the Spanish Building Technical Code (CTE), incorporating extruded polystyrene (XPS) insulation boards and asphalt waterproofing membranes to all external terraces.

Accessible roof terraces will be finished with non-slip porcelain floor tiles suitable for external use.

Non-accessible roof areas will be finished with white gravel.

EXTERNAL WALLS

External walls are constructed in accordance with the requirements of the Spanish Building Technical Code (CTE), comprising an external ceramic brick wall, thermal and acoustic insulation, and an internal dry-lined plasterboard system.

The external facade is finished with a white water-repellent monocouche render coated with specialist exterior paint. Selected architectural elements are enhanced with natural stone masonry cladding.

Coping stones and drip mouldings are formed in reconstituted stone.

Glass balustrades are installed to preserve uninterrupted views across the golf course.

Part of the roof terrace is covered by a reinforced concrete pergola, providing filtered natural shading.

The ground floor includes a covered porch together with open terraces.

INTERNAL WALLS AND INSULATION



Thermal and acoustic insulation is provided throughout the walls, roofs and floors of the property in compliance with the Spanish Building Technical Code (CTE).

Internal partitions are formed using a dry-lining plasterboard system, incorporating moisture-resistant plasterboard in wet areas and rock wool acoustic insulation within the partition cavities.

Suspended plasterboard ceilings are installed throughout the property, with moisture-resistant plasterboard used in bathrooms and external covered areas.

Integrated recessed curtain pelmets are formed above all windows.

A removable suspended ceiling is provided in service areas to allow access to the ventilation system and the indoor air-conditioning unit.

All walls and ceilings receive a smooth, washable matt emulsion paint finish.

FLOORING AND WALL TILING



Premium-quality porcelain floor tiles are installed throughout all internal living areas, with a selection of finishes available.

Bathrooms are finished with premium-quality porcelain wall tiles.

External porches, terraces and roof terraces are finished with non-slip porcelain paving.

EXTERNAL AND INTERNAL JOINERY



External joinery comprises thermally broken aluminium frames fitted with high-performance double-glazed insulating units incorporating Guardian Sun solar control glass to windows and balcony doors, providing excellent thermal and acoustic performance.

Glass balustrades are constructed using laminated safety glazing with stainless steel profiles.

The main entrance door is a reinforced security door with three-point locking and an external decorative panel finish.

Internal doors are full-height white lacquered MDF doors fitted with concealed magnetic latches.

Pocket sliding doors are installed where indicated, housed within galvanised steel frames.

All windows are fitted with electrically operated roller shutters.

Motorised roller blinds are installed throughout, with individual room controls together with a centralised master control.

Built-in wardrobes extend from floor to ceiling and feature white lacquered hinged doors with integrated handles. Wardrobe interiors are fully lined with textile-effect melamine and fitted with shelving, drawer units and hanging rails.

PLUMBING AND DRAINAGE



Flush shower trays integrated with the floor finish.

Premium-quality wall-hung sanitary ware with concealed cisterns.

All bathrooms are fitted with concealed thermostatic shower mixers, including overhead rain shower, hand shower and adjustable rail, all of premium quality.

Vanity units with countertop washbasins and premium-quality mixer taps are provided in all bathrooms.

Domestic Hot Water (DHW) is generated by means of an air source heat pump (ASHP) system with a 200-litre hot water storage cylinder, supplemented when required by an electric immersion heater.

External water outlets are provided to the solarium, terraces and garden for irrigation and maintenance purposes.

ELECTRICAL INSTALLATION



The property is provided with a high-capacity electrical installation (13.2 kW), fully protected against overloads and short circuits.

Internal electrical accessories are by JUNG or an equivalent premium manufacturer.

All electrical wiring is installed within fire-resistant conduits.

Television outlets are provided in the living room, bedrooms and terraces.

Data outlets are installed in the living room and all bedrooms.

USB charging points are provided in the living room and bedrooms.

A home automation package enables the control of lighting and roller shutters.

The property is pre-installed for internet connectivity, subject to connection by the external telecommunications provider.

A professionally designed lighting scheme is installed throughout the property, featuring warm white lighting (2,700 3,000 K) with dimmable lighting circuits in selected areas.

Electrical pre-installation is provided for automatic roller shutters to all windows.

Electrical pre-installation is provided for motorised roller blinds to all windows.

Intruder alarm installation included.

A photovoltaic solar energy system comprising 12 solar panels is installed, with a maximum generating capacity of 6 kWp.

HEATING AND AIR CONDITIONING



Air conditioning is provided by means of an air source heat pump (ASHP) with ducted air distribution, individually designed to suit the dimensions of each property.

An AIRZONE zoning control system is installed throughout all rooms on the ground and first floors, allowing independent climate control for each area.

Heating is provided by means of a water-based underfloor heating system, supplied by the property's own air source heat pump, throughout all rooms on the ground and first floors.

TELECOMMUNICATIONS



The development includes a communal television signal reception and distribution system.

KITCHEN



Contemporary designer kitchen available in a selection of colours and finishes, supplied by a leading international manufacturer and constructed using premium-quality materials.

The kitchen is fully fitted with wall and base units incorporating Blum fittings, soft-close drawers and handleless finger-pull opening profiles.

The tall housing units incorporate an integrated refrigerator, dedicated housing for the built-in oven and microwave, together with additional storage cupboards.

Worktops and splashbacks are finished in porcelain or an equivalent premium material.

The kitchen is supplied complete with integrated appliances including: Refrigerator, dishwasher, oven, microwave, induction hob and extractor hood

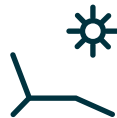
All appliances are supplied by leading international manufacturers.

Premium-quality sink and mixer tap included.

The utility area comprises a dedicated cabinet arrangement accommodating the air source heat pump equipment, washing machine, tumble dryer and additional storage space.

Washing machine and tumble dryer are included and supplied by leading manufacturers.

SOLARIUM



Two roof terraces (solariums) are provided, each designed to create different leisure areas, with selected spaces shaded by pergolas.

GARDENS AND SWIMMING POOL



Private swimming pool measuring either 3 11 metres or 4 11 metres, depending on the plot.

External pool shower included.

The remainder of the plot is landscaped with Mediterranean-style planting in a contemporary minimalist design, creating elegant outdoor spaces using structural landscaping elements and native plant species.

The gardens are designed to be sustainable and low maintenance, featuring a neutral colour palette that blends harmoniously with the surrounding landscape.

Automatic drip irrigation system with Wi-Fi control.

Selected areas are finished with premium artificial grass.

BASEMENT



The basement comprises:

- * Garage with parking for three vehicles.
- * Dedicated swimming pool plant room.
- * Entrance hall with staircase providing direct access to the main dwelling.
- * Two internal lightwells.
- * Three fully finished multipurpose rooms.

The retaining walls are constructed in exposed reinforced concrete.

The garage floor is finished with polished concrete incorporating a protective epoxy surface treatment.

Suspended plasterboard ceilings with smooth painted finish are installed throughout the finished areas.

The garage is fitted with an electrically operated vehicle access door complete with remote control.

A 7.4 kW electric vehicle charging point is installed.

PERSONALISATION OPTIONS



The following finishes may be selected from the Personalisation Catalogue.

Depending on the options chosen, additional costs may apply.

- Internal floor tiles and bathroom wall tiling
- Bathroom furniture
- Taps and sanitary fittings throughout the property
- Kitchen cabinetry finishes and layouts
- Kitchen worktops
- Built-in wardrobes



Any item not expressly included within this Specification of Finishes shall be considered an optional extra.

Optional extras will only be undertaken at the purchaser's request and subject to the Developer's prior approval.

A quotation will be issued for acceptance, and once approved and paid for, the requested works will be carried out.



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