

## **Binicaubell 127 – Son Vida**

### **STRUCTURE:**

Structure comprising reinforced concrete footings, columns and floor slab.

### **EXTERNAL ENCLOSURES:**

Facade enclosure of 26cm, comprising H-20 brick wall, laid with mortar comprising 1:4 Portland cement and sand, heat insulation between layers of 45mm thick mineral wool in the air chamber, with interior layer of plasterboard , two 12,5 mm sheets

### **INTERNAL PARTITIONS**

Internal plasterboard partitions with two 12,5mm sheets and 45mm mineral wool heat - sound insulation between sheets. Waterproof plasterboard sheets at the bathrooms. False ceilings with one sheet of 12mm

### **EXTERIOR CARPENTRY**

Aluminium carpentry in black Ral 7022 texturized color. Glazing with sound and heat insulation with Guardian Sun glass.

Main door entrance to the hall and facade wall claddings in iroko with random wood slabs

Motorised garage door in anthracite color

Motorised street doors in iron. Painted in Ral 7022 color

Motorised hidden shutter roll at the master bedroom

### **INDOOR CARPENTRY**

Doors with recessed/hidden frames in oak veneer / matt lacquered / limewash

Door handles: Olivari Icona, Supersatin color

Wardrobes in oak veneer/ matt lacquered / limewash

Wardrobes handles: recessed in the wood

Wardrobes interiors: textil melamine (two shelves and rail inside)(led at the master ones)

Vanity interiors in antracite melamine

Main iroko door in iroko with an eye catcher

## **FLOORING**

Aged sandstone 80x80 floor: Living, kitchen, master bathroom. Master and living terraces

Aged sandstone 60x40cm floor: second floor bathrooms, second floor bedroom terraces

Anti slippery sandstone 80x80cm floor: Pool terrace.

Natural oak floor 25cm width: hall, guest bathroom, bedrooms, stairs.

Iroko deak: outdoor catwalk and steps at the pool terrace

Porcelanic tiles 60x60cm: garage, pool machine room

Concrete with pattern: way from the street to the garage

Gravel and stone/concrete platforms: way from the street to the main door

## **INDOOR WALL CLADDINGS:**

Aged sandstone, custom size: master bathroom (90cm height behind the washbasin and full height at the wc and at the shower), fire place living wall, niche kitchen wall.

Aged sandstone 60x40cm: other bathrooms (at the showers)

White washed oak pannels: kitchen, master headboard wall, living fire place wall

Hall pilars in same/similar finiture than the facade

## **PAINTING**

Indoor: Plastic matt paint / limewash

Facade: finished with textured sand color

## **BATHROOMS**

Counter tops and sinks in aged sandstone.

Fixed full height shower screens in frosted / transparent glass. Built in to the floor and walls.

Stainless linear drain covered in Stone

## **BATHROOMS ELEMENTS:**

Duravit Me wall mounted

Geberit concealed cistern with Ritmonio brushed black

Counter top tabs and ceiling mounted shower heads Ritmonio Diam 25 (BLX color, metal gun)

Master bathtub under Stone top, similar to Laufen Pro 180x80, material: marbond

## **KITCHEN FURNITURE**

Kitchen furniture in oak veneer. Interiors in antracite melamine

Handles: recessed in the wood (fridge and freezer in matt stainless steel)

Counter tops: 5cm thickness in stone

Outdoor kitchen: Iroko furniture, 2cm thickness counter top in Stone, sink, gas BBQ

## **KITCHEN ELECTRICAL APPLIANCES:**

Kitchen furniture made of oak veneer with anthracite interiors with Vionaro drawers.

Worktops of natural stone hammered and aged Gris Zarci.

Stovetop: Bora Classic 2.0 2 total induction elements + 1 teppanyaki element with two All Black extractors with exterior outlet.

2 Black BORA plugs USTFAB

Oven: SERIE 200 BOP 220 102 GAGGENAU anthracite colour

Microwave: SERIE 200 BMP 251 100 GAGGENAU anthracite colour

Warming drawer: SERIE 200 WSP 221 102 GAGGENAU

Integrable fridge: IRBDI 5150 LIEBHERR

Integrated freezer with ice maker: SIFNEI 5188 PEAK LIEBHERR

2 Integrated dishwashers: G 5350 SCVI ACTIVE PLUS MIELE

Integrated winecooler 2 temperatures: EWTDF 2353 VINIDOR LIEBHERR

Main kitchen sink: Stainless steel NEW YORK FB 72X40 1B R31377 VERAVENT

Secondary kitchen sink: Stainless steel NEW YORK FB 40X40+40X40 2B R28254 VERAVENT

Main kitchen tap: Ritmonio

Secondary kitchen tap: 3 lines tap in stainless steel EOS CLEAR INOX 120.0179.979 FRANKE

Soap dispenser in stainless steel ATLAS 112.0625.483 FRANKE

**LIGHTING:**

Dimmer at all the house except: outdoor, laundry, garage, bathrooms

Attached lighting project

**ELECTRICITY:**

Installed in accordance with the regulations using copper wires

Jung LS990 switches and sockets. Black aluminium / sand color in plastic

Pre installation for electric car chargers (two units)

**HEATING - AIR CONDITIONING - PLUMBING:**

Same or similar to:

Heating system for floor heating and hot water by Daikin Altherma system

Floor heating system by: Schluter Bekotec

Accumulator ACS Ariston 245 l + Submerged pump SBA 3-445 A

Air conditioning system through conduits at the false ceiling.

Linear air conditioning diffusers:

Madel Look in black: living, kitchen, master bedroom

Madel LMT Mini in aluminium: secondary bedrooms at the second floor

Softener and osmosis system

**TELECOMMUNICATIONS:**

TV antenna, satellite dish and cable with sockets in all rooms.

WI FI repeater.

Video entry system at the hall

**WOOD FIRE PLACE:**

Wall iron wood fire place 100cm width. Covered in stone..

**POOL:**

Antracite porcelanic tiles

Salt electrolisys system

Cold/warm shower at the pool terrace

**SKIRTING BOARDS:**

Integrated skirting board profile.

**GARDEN:**

The house will be delivered within: automatic irrigation, grass in front of the pool and mediterranean general gardening.

Rusty iron pots at the pool and master terraces

**OTHERS:**

Recessed Silent Gliss curtains profiles at the ceiling (living room and kitchen)

Recessed rusty iron wood fire place at the pool terrace