



# LAS MARISMAS

## BUILDING SPECIFICATIONS

### 1. ROOFS:

Sloped: Thermal insulation tiles over forged structure.

Terraces and sun terrace with thermal insulation over forged structure, double layer waterproofing and finished with ceramic flooring.

In flat roofs off limits, thermal insulation over forged structure, double layer waterproofing and gravel finish.

### 2. FAÇADES

Hollow brick exterior wall measuring ½ foot filled with waterproof cement on the outside, inner filling, thermal insulation, air chamber and lined with partitions on the inside and plaster.

### 03. TERRACES

The property terraces are tiled using stone tiles suitable for outdoor use.

### 04. EXTERIOR CARPENTRY

The exterior joinery consists of PVC profiles. The windows have a sliding type opening, or folding tilt-and-turn depending on each specific design. Shutters are made from aluminium with insulation and finished in the same colour as the joinery in the bedrooms and living rooms.

The windows are double glazed.

### 05. INTERIOR CARPENTRY

The main door to the property is reinforced, with an interior in the same style as the other doors.

The interior doors have a varnished lacquer finish. All interior hinged doors are 35 mm thick, with steel hinges and fittings.

The modular wardrobes are fully fitted with shelves, hanging rails and drawers.

### 06. INTERIOR PARTITION WALLS

Double hollow brick wall with plaster.

### 07. INTERIOR CLADDING

#### •Walls:

Kitchen: compact slab cladding between worktop and upper furniture, finished in aluminium.

#### •Ceilings:

False ceilings in the hall, corridors, bathrooms, kitchens and some of the bedrooms and living rooms due to installation wiring.

Decorative crown moulding around perimeter in living room and bedrooms.

#### •Separations between homes:

Perforated ceramic brick wall measuring ½ foot, polyurethane insulation and hollow brick partition with a minimum width of 25 cm, including plaster on both sides.

#### •Flooring:

##### *Indoor:*

Living room: Porcelain stoneware with perimeter fretwork according to design.

Bedrooms and corridors: Porcelain stoneware flooring. Bathrooms and kitchens: porcelain stoneware flooring

##### *Outdoor:*

Stoneware flooring suitable for outdoor use.

### 08. CLIMATE CONTROL AND HOT WATER

The apartments will have pre-installation for hot-cold air conditioning (split system) to be connected to units in living room and each bedroom. Independent circuit for electric heating.

### 10. ELECTRICITY

The wiring in the property is installed according to low voltage electrotechnical regulations, with

sufficient power in each property to meet the requirements of the electrical appliances included.

The fuse box contains premium protection components separated by circuits for different uses.

## 11. COMMUNICATION

### *Television and Telephony.*

The development is fitted with a TV antenna, as well as a collective TDT antenna, with cable television until the connection box to the property, with TV points in the living-dining room and bedrooms.

The properties are fitted with telephone sockets in the living room and bedrooms.

Intercom system at the main entrance to the complex and at the entry to the property.

## 12. PLUMBING AND BATHROOM EQUIPMENT

Plumbing installation with cross-linked polyethylene pipes and soundproofed drainpipes

### *Bathrooms*

Integrated washbasin in the furniture with single lever mixer tap and a mirror above the washbasin.

The toilets are white.

## 13. KITCHENS

Kitchen fitted with upper and lower cupboards. SILESTONE worktop. Sink and drainer in stainless steel on the worktop and mixer taps.

Fitted with vitro-ceramic hob, extractor and oven.

## 15. GARAGE AND PARKING SPACES

Parking beneath the block, at semi-basement level, with natural ventilation and direct access to the stair-lift central area connecting the residential floors, and covered outdoor parking with pergolas.

## 16. COMPLEX AND COMMON AREAS

The complex has some magnificent common areas, fully enclosed by means of a metal perimeter fence and vertical elements based on the project design on top of walls.

In the same enclosure there are 2 swimming pools, one for adults with underwater lighting and another for children with large green areas.

2 Padel tennis courts

## WHAT YOU DON'T SEE

ISLA CANELA offers added value to its customers in important areas that enhance the quality and reliability of our projects.

### *Aftersales service.*

All our properties are subject to an exhaustive check list by the after-sales department, which makes sure that everything is in perfect condition to absolutely guarantee the level of satisfaction our customers deserve.

04.05.2022

