



RESIDENCIAL SERENA

BUILDING SPECIFICATIONS

<p><u>1. BUILDING</u> FOUNDATION: Reinforced concrete. STRUCTURE: Reinforced concrete pillars and beams. INSULATION: Thermal insulation and soundproofing of all walls.</p>	<p><u>6. ELECTRICAL INSTALLATION</u> -Dwellings are all electric and come under the low voltage regulation. -High quality wiring and fittings.</p>
<p><u>2. DWELLINGS:</u> FLOORING: Quality marble throughout, except kitchen and terraces. WALL CLADDING: Quality marble in bathrooms. (20x30) TILING: Glazed ceramic tiles in kitchen (25X40). FLOORING. Easyclean tiles on porches, terraces, roof terrace and kitchen.</p>	<p><u>7. PLUMBING</u> -Insulated copper water pipes. -PVC waste pipes.</p> <p><u>8. PAINTWORK</u> - Exterior finish will be painted colour white - Interior will be matt pastel (buena vista).</p>
<p><u>3. INTERIOR CARPENTRY</u> DOORS: Varnished pine. BUILT IN CUPBOARDS AND WALK-IN CLOSETS: I Finished with drawers, shelves, and hanging rails. Cupboards under washbasins. METAL FITTINGS AND HANDLES: Rust free matt chrome (Designer) WINDOWPANES: Double glazing throughout Climalit 6+12+6</p>	<p><u>9. ADDITIONAL FEATURES AND ITEMS.</u></p> <ul style="list-style-type: none"> - Personal safe in each dwelling. - Satellite dish. - TV, telephone and radio points in living room and bedrooms. - Private swimming pool with underwater lighting. - Pre-installation for Jacuzzi on roof terrace. - Worktop and sink on roof terrace. - Installation for garden irrigation system. - Water taps on terraces. - Wall and fence around the plot.
<p><u>4. BATHROOM FITTINGS:</u></p> <ul style="list-style-type: none"> - ROCA, bathroom suite in white or pastel colour. - GROHE mixer taps. - Built in mirrors. - Marble surfaces. 	<p><u>10. KITCHEN</u> -Fully fitted including the following electrical household appliances: fridge/freezer, dishwasher, washer/dryer combination, oven, ceramic hob, granite worktops, sink and decorative stainless steel extractor hood, -150 l. waterheater.</p>
<p><u>5. EXTERIOR CARPENTRY</u></p> <ul style="list-style-type: none"> - White aluminum throughout except front door. - Pine faced security front door with intruder resistant lock fitting. - White aluminium blinds throughout . 	<p><u>11. AIR CONDITIONING.</u> Full installation of hot and cold air-conditioning to living room and bedrooms, SPLIT system.</p>

EL PINAR DE BEDAR S.A. reserves the right to substitute materials with others of similar or higher quality.

-All properties have a fireplace in the living room and a barbecue on the terrace.