

Villa Specs

Selection Process:

Members will be able to go the show flat to see the size of rooms and select the types of finishes they want from a number of standard options. This will be the case for tiling, kitchens bathrooms lighting etc. There will also be upgrade options for people who want something different. Bathrooms and Kitchens will be a standard layout, but as an additional cost Members can select a design service from Porcelanosa to make a bespoke design

General Finishes:

- External Walls to be suitable render boards (or similar) textured render finish (coloured)
- Internal Walls and ceilings to be plaster board or plaster finish, painted finish
- Flooring tiled floors throughout (choice of tiles from selection and options to upgrade if required)
- Low EMF shielded cables throughout
- All rooms to have wired ethernet ports using shielded CAT 6 Cables. More can be installed as an option at design phase.
- Central ducted AC and underfloor heating in bathrooms and living room and kitchen where this is a separate room.
- Roof mounted solar panels on A frame connected to virtual batteries
- Heat pump (size depends on floor area) to provide underfloor heating and HW.
- Wall construction: U value of up to 0.12
- Al or timber Double glazed throughout
- To meet Spanish air pressure test
- Roof and Floor insulation up to 0.2 U value
- Composite / Al Hall door multi point locking.
- Internal doors: solid wood doors
- Flicker free LED lighting throughout villa with hidden light source, with extra cost option of tuneable white to match circadian rhythms.

Bedrooms:

- 4 double sockets
- 2 bedside wall lights along with flicker free LED lighting
- Built in wardrobe with internal hanging and shelves.
- Master bed to have walk in closet instead of wardrobes.
- Ethernet ports

Family Bathroom:

- Note: Following included in price
 - Fitting of bathrooms
 - Full tiling in bathrooms.
 - Standard Bathroom suite and furniture
- Tiling from selection of options from Porcelanosa. Additional options charged at cost.
- Single sink with wall hung vanity.
- LED vanity cabinet with storage and shaver socket
- Floor mounted WC Close coupled toilet

- Walk in Shower with glass screen with rain shower and separate hand shower unit.
- 4 spots per bathroom and flicker free LED lighting
- Tower Rail heated tall.
- IP rated sockets

Master Bathroom:

- As above but also include a bath with mixer taps.

Washroom:

- Sink with wall mounted vanity
- Heat pump Inner unit with hot water tank.
- Storage for vacuum, brooms etc
- Pull out tall wall storage units on one wall.
- Plumbed space for washing machine and tumble dryer.
- 2 spots and flicker free LED lighting
- 2 double sockets
- Outside drying area with washing line

Pantry:

- 2 ceiling spots with flicker free LED lighting
- 2 double sockets
- Floor to ceiling shelving with extra cost option of doors

Kitchen:

- Standard kitchen plan will be provided with kitchen options from a selection by Porcelanosa choice of worktops with waterfall edges on central island.
- Note in contract fitting of kitchen tiling, splashbacks and worktops is included in price. Kitchen selection and appliances standard units will be supplied, a selection of styles will be offered in price with custom design as an extra cost. Standard kitchen brand Porcelanosa. Upgrade option of a bespoke kitchen design by Porcelanosa
- Standard electrical fittings for kitchen brand to be agreed. Upgrade of items possible from a list of options
- Chimney extractor
- 4-unit ceramic hob
- Built in floor units in central island.
- 4 spots in kitchen along with Flicker free LED lighting
- Plinth LED strip lights and under cupboard LED Strips
- Main wall: Built in tall storage units with built in double fringe freezer or 2 units side by side.
- Main wall to contain tower oven built in as well as options of a built-in microwave and coffee machine.
- Main wall tall pull-out storage units
- Rear Wall just built in floor units with double built-in sink with spray mixer tap and choice of work tops.
- Rear Wall 4 double sockets
- Rear wall space for dishwasher
- Ethernet ports

Living Room:

- 4 double sockets
- Over dining room table pendant light fitting with statement light fitting as a cost option
- Flicker free LED lighting.
- Ethernet ports

External Kitchen (option)

- External pergola with louvres capable of closing to provide shade or rain protection.
- External Kitchen as shown on render and Plan.
- Built in BBQ for cooking.
- Space for Fridge
- Marble Worktop with choice of worktops and shelves
- 4 wall lights
- 4 double IP sockets
- Ethernet ports

Balcony / Veranda

- 3 double IP sockets
- Wall lights or ceiling spots
- External flicker free LED lighting

Sustainability Features:

- Separate Heat Pump or solar collector for heating Swimming pool where installed (option)
- High levels of sound insulation in walls and floors
- Underfloor heating in Living area and bathrooms
- Walls to contain sustainably sourced wood pulp insulation and non-plastic membranes for air tightness.
- Shielded cables throughout to adhere to German building regs SBM 2024
- Shielded CAT 6 Ethernet ports in all bedrooms, living room and kitchen (where a separate room) (reduce need for WIFI)
- Low radiation Wi-Fi routers (as an option)
- Superior electrical grounding to reduce dirty electricity (DE)
- DE (Dirty Electricity) filters fitted and selected low DE household products used where possible.
- Flicker free high efficiency LED lighting, tuneable to our circadian rhythms as an option.
- Electricity Demand switches to disconnect the electric supply in all bedrooms.
- Windows and patio doors to be AL or Timber to reduce VOCs.
- Solar PV panels on roof connected to inverter connected to virtual battery
- Solar Hot Water panels on roof connected to Heat pump to provide Hot Water (hot water storage tank 185-190 L.
- Kitchen multistage under cupboard filtration system to provide totally pure water for drinking.

- 3 stage whole house filtration to remove contaminants from water for bathing etc coupled to a home water softener.
- Prepared for Greywater recirculation. Additional system to irrigate gardens and communal areas, sensor to control amount of watering can be ordered as option.
- MVHR fitted throughout all Villas (extract from bathroom and kitchens, input to bedrooms and living spaces) with heat recovery and high-quality air filtration
- Flow sensor on water system to detect water leaks as early as possible.
- central vac system provided as an option
- Wired mains smoke and heat detectors on all floors (where required) situated in hallways (next to bedrooms) and Living rooms and Kitchen (Note only heat detector in Kitchen)
- Optional Home automation system (extra cost)
- Individual Composting facility (or communal system if practical)
- Clean and ozone friendly HVAC gases with quiet fans in machinery
- Roof rainwater harvesting to irrigate communal gardens.

Roof Make Up

Will be prefabricated roof panels containing 200mm of rockwool insulation.

Roof will either be flat or potentially containing a 5-10% slope, if possible, to allow the fixing of solar panels (still being investigated)

Where flat the roof structure will be fitted with a suitable flat roofing system using a 3-layer high performance membrane providing a 25-year flat roof warranty (fitted to manufacturers specifications)