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**Residencial SUNLIFE HABANERAS VILLAS**

**Foundation and structure.**

Foundation and centre beams of reinforced concrete footings.

Structure and floors of reinforced concrete pillars, according to regulations of the project.

**Exterior facade.**

Facade made of 11 cm thick double hollow ceramic brick with 2 cm hollow air chamber and thermal-acoustic insulation of 10 cm thickness and made of expanded polystyrene inside and interior double hollow brick partition of 7 cm, total of 30 cm thick.

The exterior cladding will be of white monolayer and natural teak sandstone.

**Carpentry and exterior glazing.**

The exterior carpentry will be of premium quality aluminum, gray marengo finish, with double glazing, Climatic class or similar on exterior carpentry.

The shutters finished in gray electric Marengo color. Armored entrance door with security lock.

The glass of the solarium of Modelo Eva will be constructed in crystal safety glass, the Duplex Model Alexsandra will be constructed with the same crystal safety glass both on the balcony on the first floor as on the solarium.

**Roofs, terraces and solarium.**

They will be accessible and will be formed by thermal insulation of extruded polyethylene, concrete slopes will be introduced for water draining, protected with waterproofing sheeting, geo-textile sheet and surface finish with non-slip stoneware.

**Interior partition walls and flooring.**

The internal partitioning will be constructed with a 10 cm hollow brick. The interior walls and ceilings will be plastered with a smooth plastic paint finish.

The flooring of the whole house will be finished in a first quality porcelain tile with an imitation wood finish. The flooring of the terraces will be finished in a non-slip porcelain tile.

**Interior carpentry.**

Interior doors will be made of a first quality D.M. with a lacquered wood finish in matt white.

High and low cabinets in bedrooms lined both outside and inside.

The top and bottom cabinets in kitchen are finished with Silestone or similar countertop or Carrara imitation marble sill.

**Kitchen.**

The kitchen top and bottom cabinets are finished, according to design, with cupboards and drawers in white melanin, matt finish and wood color, without handles.

Countertop, work surfaces and kitchen bar are constructed in an artificial stone type silestone or similar imitation Carrara white marble and stainless steel extractor hood is included.

Built-in sink in stainless steel or can be changed regarding the clients choice.

**Bathrooms.**

The tiling in bathrooms will be finished with a rectified porcelain tile and underfloor heating in all bathrooms.

It will be installed with compact furniture with sink, mixer tap and integrated mirror with LED lighting.

Resin shower trays, extra-flat, with special glass screen for bathrooms and with built-in taps.

The bathrooms will have a removable false ceiling of plaster or a similar one.

Toilet suspended with flush-mounted cistern, in white, model with shock absorber top rock or similar.

**Solarium.**

Tiled floor in non-slip porcelain tile.

Shower, barbecue area with water supply, light, sink and power outlet for refrigerator.

Fixed pergola, power outlet for lighting and optional awning.

**Stairs.**

The stairs of the duplex villa ( Modelo Alexandra) will be made of Silestone-type artificial stone or ivory-colored marble.

In the ground floor villas ( Modelo Eva) access to the solarium will be constructed of porcelain tile.

**Garden**

The ground floor terrace will be finished with non-slip porcelain tiles with areas of artificial grass and imprinted concrete in the driveway.

Optional pool of 3 x 5 m, or larger according to plot and regarding the choice of the client, with entrance steps and including lighting inside the pool and an outdoor shower.

**Paint.**

The paint finishes inside will be smooth matt white or other colors regarding the customer’s preference.

**Plumbing.**

Installation of roof gutter from thermo-plastic pipe of approved material and sanitation in PVC.

**Electricity and Telecommunications.**

Electrical installation according to current low voltage regulations.

Interface audio installation.

Installation of air heater with heat pump.

All electric blinds.

Power outlets in solarium pergola, barbecue area and terraces.

Mechanisms of light model Zenit or similar.

Alarm pre-installation.

Pre-installation of T.V., in the living room and all bedrooms.

Telephony outlets in living room and master bedroom.

**Air conditioning.**

Pre-installation of air conditioning ducts (cold-heat) throughout the house.

**Exterior locksmith.**

Metal gate entry to the plot and carport gate, pre-installation of the electric gate motor.

**Community Pools and tennis court.**

The urbanization has green areas, tennis court and two community pools, one for adults and one for children, as well as toilets and outdoor showers.

**Observations**: The promoter reserves the right to carry out modifications to the works that are motivated by technical, administrative, legal or commercial requirements, this report has no contractual value. The houses can be adapted for people with mobility problems. The houses have a 10-year Damage Guarantee, in compliance with current legislation.