

## BUILDING SPECIFICATIONS



## KITCHENS

The kitchens at **Sun Valley** benefit from contemporary styling, being open-plan in the three bedroom homes and separate in the two bedroom homes, equipped with large capacity upper and lower cupboards in white, with complementary worktops and splashbacks according to project plans.

All kitchens have an appliance pack installed which includes fridge, electric oven, vitro-ceramic hob, extractor fan and a single sink with high quality taps.



## BATHROOMS

We have chosen a design based around natural colours and textures with high quality **Saloni** tiling that matches the standard of finishings to the rest of the dwelling.

The WC in both bathrooms is from the **Jacob Delafon** brand, complemented by white shower trays and a single washbasin within a unit and taps by **Tres** in both bathrooms.

Every bathroom includes a fixed glass shower screen as well as mirrors installed above the washbasin area.





## FLOORING

We have selected comfortable and functional high quality continuous porcelain flooring from **Saloni** throughout the dwelling with natural colour tiles in 60x60cm format in accordance with the project plans.

For the terraces we have chosen a non-slip porcelain tile from the same brand, with 60x60cm tiles in the same tone as inside the property, providing a sense of continuity throughout the entire design.

## WOODWORK

The main entrance door to each home is a security door. All interior woodwork, whether interior doors or fitted wardrobe doors, are plain finish in oak colour.

The interior of the fitted wardrobes is lined in grey leather tone panelling and finished with hanging rail, luggage shelf and drawers.

Living rooms have sliding patio doors in self-coloured anodised aluminium, with impact-resistant double glazing.

For all other rooms we have chosen casement windows, also in self-coloured anodised aluminium with motorised shutters manufactured in the same material and of the same colour.



## FIXTURES AND FITTINGS

The homes are handed over with an LED lighting package already installed, according to the project plan, USB sockets for charging electronic devices in both the kitchen and master bedroom, TV and telephone sockets in the kitchen, living-dining room and bedrooms. Digital terrestrial antenna and satellite dish installed to each building.

Each home has its own hot/cold air conditioning system installed via ducts located in the false ceiling, and ventilation that complies with the Technical Building Code (CTE) to optimise indoor air quality.

The homes have their domestic hot water produced using solar panels to achieve greater energy efficiency and also an electric water heater.

We have installed large storage lockers on all terraces.

The building has an **energy rating “B”**, with insulation to walls, roofs and windows.





## EXTERIORS

Architecture, functionality and design come together at **Sun Valley** to highlight the terraces and fantastic communal areas where you can enjoy the sunshine and unbeatable panoramic views.

Both developments have a perimeter fence with the pedestrian entrance having a video concierge connection to each home and vehicle access via a motorised door operated by remote control.

Each building provides a communal pool with solarium area, WC and showers for the resident's convenience, and attractive communal garden areas.

Each home has an allocated parking space in the exterior car park (the penthouses have two parking spaces). Pre-installation of an optional charging point for electric vehicles is also included with each private parking space.

All buildings have a lift with capacity for 6 people, suitable for use by those with reduced mobility.





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