



Aine Villas

VERA PLAYA

Building specifications

1. EXTERIORS



House

- Reinforced main entrance security door.
- Exterior façade finished in white monocouche render, complemented by natural stone detailing at the entrance and pergola.
- Aluminium exterior carpentry.
- Double-glazed Climalit windows, compliant with regulations.



Plot

- Reinforced concrete structure.
- Perimeter walls made of blocks with an insulated cavity, compliant with regulations.
- Pre-installation for an electric motor in the vehicle access gate.
- Electric vehicle charging point on plots.
- Exterior fencing made of Split block and contemporary fencing designs.



Terrace

- 6 x 3 m swimming pool with chromatic lighting, access stairs, waterfall feature, and a bench under the waterfall.
- Terrace flooring with large-format, non-slip porcelain tiles.
- TV connection point.
- Outdoor storage area under the exterior staircase with pre-installation for a washing machine and pool motors.



Solarium

- **Pre-installation for:**
 - Outdoor kitchen with drainage.
 - Water outlets.
 - Light points.
 - Electric shutter in the kitchen area (Laguna Azul model).
 - Jacuzzi.
- Outdoor shower.
- Water tap.

2. INTERIORS

- Glass and steel staircase balustrade.
- Porcelain flooring throughout the property, including the staircase.
- Smooth, white lacquered interior doors.
- Built-in wardrobes with textile lining, drawers, and LED lighting inside.
- TV points in all bedrooms.
- The property will be delivered with smooth white paint on all interior walls.
- The property will be fully furnished. Lighting, decoration, and curtains are not included.



Bathrooms

- Large-format porcelain wall tiles with a mix of smooth and textured finishes.
- Bathroom furniture.
- Mirrors.
- Shower screens.



Kitchen

- Fully fitted kitchens.
- Countertops in white Silestone or a similar material.
- LED lighting above the countertops.
- Included appliances: ceramic hob, oven, dishwasher, microwave, fridge, and washing machine.



Installations

- Pre-installation for ducted air conditioning in all rooms.
- Designer electrical mechanisms.
- Interior and exterior light points in compliance with current regulations.
- Hot water supplied via aerothermal system.
- Video intercom system.
- Motorised shutters.
- Pre-installation for motorised curtains on the double-height living room window (Laguna Azul model).



Basement

Included: raw basement finish:

- Excavation of plot.
- Reinforced concrete walls.
- Entrance door.
- Concrete staircase.
- Three aluminium windows with glass.

Upgrades available at an additional cost:

Upgrade 1. Open-plan basement.

- Walls finished with plaster and paint.
- Tiled flooring.
- False ceilings.
- Decorative balustrade.
- Windows.
- Light points for different areas.
- TV socket.
- Pre-installation for a bathroom.

Upgrade 2. Fully partitioned basement with a finished and equipped bathroom.

