



9 villas Noa Garden

The homes are delivered fully finished with modern design details in a development of exceptional build quality, with comprehensive equipment that can be personalised to the client's taste.

Structure

- Anti-seismic reinforced concrete foundations and structure, according to project. Ramps and vehicle and pedestrian circulation areas with reinforced slab with metal mesh covered with stamped concrete.

Masonry

- External enclosure comprising double brick wall (11+9 cm), separated by air cavity (2-3 cm.) and interior polyurethane spray insulation (5-6 cm). In basement, lining of double hollow brick over perimeter concrete walls.
- Interior partitioning in traditional masonry.

Facade

- Two-layer exterior coating of elastic mortar finished with paint in white tones. Ceramic application on facade according to technical project.

Roof

- Inverted flat roof, constructed with slope formation, levelling layer, waterproof membrane, high-density extruded polystyrene thermal insulation of 8 cm, cement mortar levelling layer and finish with natural stone ballast or stoneware paving according to typologies.
- Roof access via external staircase with access on first-floor bedroom landing.

Flooring and Tiling

- Porcelain stoneware flooring in 90×90 format throughout the home except basement. Same model and non-slip format in outdoor areas.
- Kitchen splashback with large-format ceramic, according to design.
- Bathroom tiling with white body tiles, large decorative formats, microcement and Orac mouldings according to decoration project.

Paint

- Smooth matt white emulsion paint.



Plumbing

- Water supply via cross-linked polyethylene or polypropylene pipes, according to project.
- Wall-hung sanitary ware with concealed cistern in matt black Inspira Round series by Roca.
- Hansgrohe single-lever taps, concealed thermostatic mixers, Vernis Blend matt black model.
- Countertop washbasins in oak wood, Inspira matt black model and single-piece white krion bench 1100 with integrated bowl and towel rail according to decoration project.
- STONER-N shower trays, slate model in white, and bathtub with skirt according to project.
- Exterior water taps for garden.
- Aerothermal system for domestic hot water production EAS Electric — aerothermal DHW tank E302WHF:
 - High-efficiency heat exchanger
 - Energy savings and low noise level
 - Built-in 2 kW electric backup resistance
 - Electronic expansion valve
 - Three operating modes: Eco, Fast and Auto
 - Anti-legionella function activatable manually or automatically
 - Timer

Electrical

- Television, telephone and data network outlets according to specific project.
- Automatic video intercom with remote opening of exterior pedestrian door.
- DTT antenna. (Optional: satellite dish for reception of satellite channels: Astra or others at client's choice.)
- Proseg closed-circuit cameras in common areas of the development, access control and internal roadway.
- Electric vehicle charging station.
- UPS in basement for mains supply failures, for rainwater sump pump.
- Fibre optic cable interconnection point installation for each home.
- Valena NEXT switch model in black.

Photovoltaic

- Roof installation of 10 solar panels of latest generation, connected to Huawei SUN2000-4KTL-L1 inverter, for electricity production connected directly to consumption demand.



Home Automation

- Legrand Valena Next with Netatmo system for automation of:
 - Individual lighting and room scenes
 - General home arrival and departure controls
 - Roller blind and shutter raising and lowering

Climate Control Comfort and Efficiency

- Air conditioning heating and cooling installation via concealed ducts in plasterboard false ceiling, with outlet grilles in all rooms of the home, except bathrooms where electric underfloor heating will be installed. Independent units with individual thermostat for each room.
- High-efficiency air-to-air heat pump, leading brand. Minimum energy rating A, on ground floor and first floor.
- Passive ventilation driven by programmable automated air renewal system concealed in false ceiling according to technical project, DOME0210 fl 3v model. Double-flow model with heat recovery of up to 95%.

Interior Joinery

- Entrance door to the home with laminated glass fixed panel and 100 cm leaf, in natural Iroko with 3-point security lock, concealed T-80 hinges, retractable in lower section according to design.
- Interior passage doors lacquered in white or Pantone Warm Grey 8c, extended architrave and fitted air vents according to decoration project. Tupal hardware model.
- Wardrobes with hinged doors matching joinery. Interiors lined with drawers and shelves in veig board. Interior wardrobe lighting with vertical LEDs.
- Mirrors with frame and backlit LEDs.
- Laundry unit with washing machine and dryer module, chute door, sink with upper and lower units, lacquered in white.
- Shelving, ledges and desks in bedrooms and oak decorative elements.

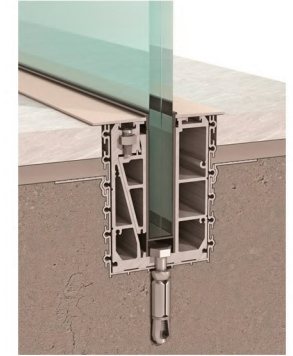
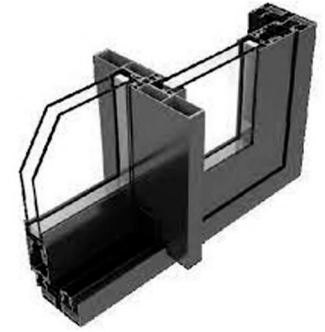


Exterior Joinery and Glass

- Exterior joinery in high-end RAL 7016 lacquered aluminium, MAGNA and OMEGA THERMIC Series, with thermal break, installed on subframe according to project joinery specification plans.
- Compact PVC 200 mm roller shutters, with 50 slat, without guides, motorised and home-automated in bedrooms.
- Low-emissivity safety insulating glass 4+4/12/4+4 snx argon gas, according to project joinery specification plans.
- Sliding galvanised steel garage door lacquered in RAL 7016 with remote-controlled automated opening.
- Fencing and ironmongery according to design in oven-lacquered galvanised steel.
- Tubular aluminium 40×40 louvres for external staircase enclosure and concealment of exterior climate control machinery.
- Orizzonte railing with 8+8 clear laminated glass on structural profile concealed in plinth.
- Glass screens on matt black profile in showers, bathtub and bathroom partitions according to decoration project.

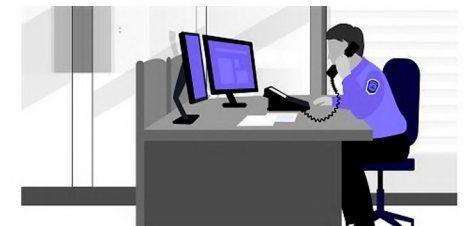
Kitchen

- High-end kitchen furniture, high design and quality with five-year warranty. Fully equipped with the following Miele appliances:
 - Induction hob
 - Microwave
 - Multifunction oven
 - High-quality design extractor hood
 - Refrigerator and freezer
 - Integrated dishwasher
- Porcelain stoneware worktop Arklam Atlantis Gold 12 mm, straight simple edge finish.



Miele

proseg
SEGURIDAD





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Garden

- Noa Garden landscaping project designed specifically for each villa.

Pool

- Private pool in each villa with salt electrolysis system and automatic pH regulation. Interior lighting, built-in steps and tiling with the same porcelain stoneware as the home.
- net clean bottom cleaning system.
- Waterfall on clad side wall according to decoration project.

Basement

- The basement is delivered as open plan with stoneware flooring and plaster rendering on perimeter concrete walls.
- Customisation available.

Development Security

- Control room for private night security guard at the development entrance.





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Included in the price

- Geotechnical study and independent structural quality control.
- Structural damage insurance for the building for 10 years .
- Energy Efficiency Certificate by independent company.
- Acoustic insulation certificate by independent company.
- Ecological management of generated waste.
- Two to five year warranty on all installed equipment.

Options — Request a quote

- Installation of internal lift from basement to floor 1, in stairwell.
- Basement floor customisation (layout and finishes).
- Premium finishes: slatted oak wood panelling with ergonomic black handles in bedrooms, kitchen and bathrooms.
- Interior and exterior alarm system with motion detectors, cameras and control panel.
- Contact us for more options.

This list is a guide and not a contractual commitment. All information required by R.D. 515/1989, of 21 April, is available to the public at the sales office. If any of the models specified here are discontinued by our suppliers for manufacturing reasons, they will be replaced by an alternative of similar characteristics.

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