



ROMANO GOLF VILLAS
LUXURY HOME

BUILDING SPECIFICATIONS – BASEMENT LEISURE + BEDROOM

PARTITIONING AND SUSPENDED CEILINGS

The interior divisions between the different rooms will be formed by laminated plaster walls and thermal-acoustic insulation inside, executed on galvanized steel profiles.

In the multipurpose room and bedroom (if this option is chosen), a design with a limelight or a perimetral recess with an indirect line of light will be included. In the rest of the rooms, false ceilings will be installed by means of a load-bearing metal structure and laminated gypsum boards, except in the gym that will be made of pine wood to give greater warmth.

FLOORS, TILING AND PAINT

Porcelain stoneware tiles of large format and high quality will be used in the interior of the house. In the bedroom this material may be replaced by a wooden platform, and in the gym you can choose between wooden platform or synthetic floor.

The staircase will have wood cladding on walls and steps.

The areas exposed to water will be covered by the same material used in floors and the rest of the walls will be made of hydrophobic plasterboard.

Ecological white plastic paint, finished smooth, top quality.

EXTERIOR WOODWORK

Windows executed in aluminum Schüco brand or similar, lacquered finish, with thermal bridge breakage. Double safety glazing with low emissivity.

INTERIOR WOODWORK

The doors of passage will be finished with natural wood or lacquered in white and of special height to election of DF, with system of hidden hinges and magnetic handle.

Built-in wardrobes with doors (folding or sliding) of the same quality and finish as those of passage, with inner lining and fully fitted.

Glass railing or wooden handrail on stairs, according to area.

BATHROOMS

In the toilet and bathroom of the bedroom (if this option is chosen) the sink will be bowl type on wooden countertops, with GROHE faucets or similar, and retro-lit mirror.

Suspended toilets with hidden cistern. Brand VILLEROY & BOCH, ROCA or similar.

In shower area next to sauna and hammam a sprinkler will be installed with rain and waterfall effect, large format embedded in the ceiling.



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Screens will be installed in all the showers, executed with tempered fixed glass.

Acid safety glass doors in interior distribution of bathrooms.

LAUNDRY

Equipped with washing machine and dryer of SIEMENS or NEFF brand, storage furniture with washbasin of special dimensions embedded on countertop.

ELECTRICITY

Complete electrical installation with 1st quality mechanisms of the Niessen or Schneider brand, white or similar. With general and secondary box complying with the regulation of the low voltage regulation in force. Including lighting in all rooms with LED type luminaire.

Limelights with indirect LED type light.

Stair lighting by indirect light step by step.

HEATING AND AIR CONDITIONING

Air conditioning system brand DAIKIN or MITSUBISHI for underfloor heating and air conditioning ducts in all rooms. Except in the bathrooms where the radiant floor will be electric.

Both heating and air conditioning will be controlled by home automation through **Airzone**, an intelligent thermostat with which to achieve an economic and energy savings of up to 53%. You can control it from the thermostat itself or remotely with your Smartphone or Tablet as it has an application where you can choose the temperature of each room, program its on or off, and not only that, but you can program other functions such as raising or lowering blinds and the on or off lights, among others.

PLUMBING

Production of ACS by air conditioning system brand DAIKIN or MITSUBISHI.

Facilities room with the necessary machinery for the operation, decalcified, filter of sediments and filter dechlorinator at the entrance of the installation that will bring great benefits by eliminating lime, chlorine, odors, dirt and sediment that can cause dryness, skin irritation, irritation of eyes, lungs and nostrils, in addition to extending the life of appliances and facilities and saving energy.