



## **BOULEVARD STATE VILLAS – FEATURES & SPECIFICATIONS**

### **VILLA FEATURES**

- Pedestrian entrance access on the first level, one storage locker, and two covered parking spaces with pergolas or similar structure.
- Living and dining area, cold kitchen and hot kitchen, ½ guest bathroom, maid's room, and maid's bathroom.
- First-floor outdoor terrace with non-slip porcelain tiles, coral stone (coralina) or similar finish, swimming pool, BBQ area, and garden.

### **STRUCTURE AND FOUNDATION**

- Reinforced concrete structure (calculated in accordance with current building regulations). Earthquake-resistant design. Concrete quality control and testing performed by certified laboratories.
- The foundation is designed according to the conclusions of the geotechnical study.

**FACADE** The façade design combines colors, textures, and architectural elements that harmoniously integrate with the overall development and surrounding environment.

- Finished with a cement mortar coating and paint.
- The most exposed areas will be clad with natural stone (coralina).
- Decorative wood-look elements and finishes.
- European-style aluminum framing.

### **ROOFING AND CEILINGS**

- Flat roofs with guaranteed waterproofing and integrated drainage systems.

### **ALUMINUM FRAMING & GLASS**

- Imported aluminum framing (black color).
- Laminated glass with stainless steel fastening systems.

- Interior handrails made of stainless steel or similar material, with a high-quality black finish.

### **INTERIOR CARPENTRY**

- Main entrance doors made of wood, with stainless steel hinges and a smart security lock.
- Interior doors in laminated MDF, with stainless steel hinges and silver lever-style locks.
- Closet doors in laminated MDF.

### **INTERIOR FINISHES**

- o Walls finished with smooth plaster and skim coat, completed with premium acrylic paint; exterior walls in selected color tones and interior walls in white.
- Ceilings with smooth plaster and lightweight structural designs, finished with white acrylic paint, textured finish, or similar material.
- Dropped ceilings in bathrooms and kitchens, finished with lightweight panel systems, skim coating, and white acrylic paint.
- Interior flooring in porcelain tile (light color tones).
- Terrace flooring: non-slip porcelain stoneware (wood-look finish or polished coralina imitation).

### **KITCHEN**

- Upper and lower modular cabinetry made of moisture-resistant MDF.
- Cabinet doors and drawers with soft-close mechanisms and premium-quality hardware.
- Countertop in quartz or natural granite, 2 cm thick.
- Equipped with a gas stove, range hood, and single-handle faucet. Includes a refrigerator and gas washer/dryer.

### **BATHROOMS**

- Wet areas will be finished with imported porcelain tiles, coordinated with the bathroom flooring, also in imported porcelain.
- White sanitary fixtures and designer vanity with integrated sink, single-handle faucet, and mirror.
- Premium faucets and tempered glass shower enclosure in the shower area.

### **SWIMMING POOL**

- Structure built with reinforced concrete walls.
- Terrace finish with gresite-style ceramic tiles or coralina stone, combined with pool coat finish.

## **GENERAL INSTALLATIONS – SANITARY SYSTEMS**

- GENERAL INSTALLATIONS – PLUMBING & SANITARY SYSTEMS
  - Installation of PPR polypropylene piping for potable water and PVC piping for drainage systems, according to the project specifications.
  - Equipped with a main shut-off valve and independent shut-off valves in each wet area.
  - Hot water system: gas water heater.

## **AIR CONDITIONING / CLIMATE CONTROL**

- Central air conditioning system in the interior social areas (living and dining room), inverter type or similar.
- Split-type air conditioning systems in all bedrooms, inverter type.

## **ELECTRICITY & TELECOMMUNICATIONS**

- Equipped with all required electrical and telecommunications outlets, concealed wiring using THHN electrical cable, in accordance with the project specifications.
- Electrical outlet locations provided according to the approved design layout.

## **EXTERIOR LANDSCAPING**

- Grass and vegetation adapted to the local climate, including palm trees and low-maintenance landscaping, according to the landscape architect's design, with green vegetative fencing in callena or similar species.