

ROSA CHÁ  
VILLAS

FINISHES



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## I. EXTERIOR

### CHARACTERISTICS OF THE EXTERNAL ENVIRONMENT OF THE FRACTION AND COMMON AREAS

#### WALLS

Thermal block, thermal insulation in EPS of 60mm (outside) throughout the opaque building envelope.

#### FACADES

Facade finish with antifungal plastic coating and ventilated facade in compact phenolic panel or treated wood.

#### WINDOWS

Minimalist aluminum window frames in the series:

- Cortizo COR vision sliding, RAL 7024 (anthracite), with double glazing (6mm + CX 16mm argon + 5mm);
- Cor60 Hidden Leaf with RPT (opening), RAL 7024 (anthracite), with double glazing (6mm + CX 16mm argon + 5mm);
- Skylights in bathrooms and stairs area in aluminum in Cor60 series Foil Hidden with RPT (opening), RAL 7024 (anthracite), with double glazing (6mm + CX 16mm argon + 5mm);
- Security door in RAL 7024 (anthracite).
- Stained glasses with thermal and acoustic high-performance characteristics.

#### OUTDOOR BLINDS

Retractable and rotating external blinds, Solar Breeze type, aluminum profile 80mm blade, RAL 7024 (anthracite), with lacquered mechanism box to the colour, normal side guides and lacquered extruded aluminum lower terminal to the colour, including motor-activated fixation system.



### **BALCONIES**

Ceramic “deck” type balcony floors with metal guardrails.

### **GARAGE GATE**

Sectional door in RAL 7024 (anthracite) with motor activation.

### **ENTRANCE GATE**

White steel gate with motor activation and opening man’s door.

### **EXTERIOR WALLS**

White painted walls.

### **PRIVATE AREA**

Microcube in circulation areas.

Grass in garden areas.

Ceramic type “deck” in the dry area in the back garden.

### **COMMON AREA**

Grass.

Ceramic in the pool area.

### **RECREATIONAL EQUIPMENT**

Swimming pool for adults, swimming pool for children and playground.

## 2. SPECIAL FACILITIES

### INFRASTRUCTURES

#### CLIMATIZATION

Heating/cooling by means of underfloor heating (of fluid) associated with a mono-block heat pump, with thermostat for temperature regulation.

#### AIR EXTRACTION / VENTILATIONS

Exhaust ventilation with a double flow Controlled Mechanical Ventilation (CMV) unit with Cwith an efficiency of up to 95%, type Proteu Luxor:

#### WATER HEATING

Water-consumption heating system with 300 litre tank heat pump.

#### ELECTRIC POWER PRODUCTION

Photovoltaic system for the production of electricity for own consumption.

#### ALARM

Pre-installation of alarm.

#### CURTAINS

Built-in rails with pre-installation and with motor



#### DATA NETWORK

Optical fiber sockets, telephone, internet and TV.



#### LIGHTING AND NETWORK

Various LED lighting (tapes and spotlights) in false ceilings by sectors.



#### ELECTRIC CHARGING STATION

Pre-installation of network for electric charging socket for car.





## 3. INTERIORS

### DRY AREAS

#### FLOOR

Floating floor composed of a noble wood layer; on a plywood support, of the Strong Wood Floors type.

#### WALLS

Walls in plasterboard plastered and painted with CIN Vinylmatt type paint.  
Applications of wood panels in MDF veneered with natural wood at full height.

#### CEILINGS

False ceiling with acoustic insulation, plastered and painted with CIN Ceiling paint.

#### CABINETS

Cabinets/wardrobes with ash veneer MDF fronts, melamine chipboard interior; including full-height doors, 3-drawer module, clothes rails, shelves, hardware and stainless steel accessories.



## KITCHEN

**FLOOR** Floating floor composed of a noble wood layer, on a plywood support, of the Strong Wood Floors type or large ceramic Kerlite Slimtech type.

**WALLS** Walls in plasterboard plastered and painted with CIN

**CEILINGS** Water-repellent false ceiling, acoustic insulation, plastered and painted with CIN Ceiling paint.

**CABINETS** Kitchen furniture in high gloss thermolaminate and Interiors in water-repellent agglomerate consisting of upper and lower furniture and island, including removable footboard with seal, hinges and drawers with shock absorber, cutlery holder and trash can.

**KITCHEN COUNTERTOP** Kitchen countertop and covering between counter and furniture in Compact-type composite stone or Neolith- type ceramic.

Stainless steel bowl and mixer tap with Roca type

## KITCHEN EQUIPMENT



### HOB

Bosch/ Siemens  
Induction hob.



### EXTRACTOR

Bosch/ Siemens extractor.



### OVEN

Bosch/ Siemens built-in  
oven.



### MICROWAVE

Bosch/ Siemens  
built-in microwave.



## BATHROOM

### FLOOR

Floating floor composed of a noble wood layer, on a plywood support, of the Strong Wood Floors type or large ceramic type Kerlite Slimtech.

### WALLS

Walls in water-repellent plasterboard plastered with large dimensions ceramic covering of Kerlite Slimtech type or natural stone.

### CEILINGS

Water-repellent false ceiling with stone wool acoustic insulation, plastered and painted with CIN Ceiling paint.

### SANITARY EQUIPMENT

Sanitary ware: free-standing washbasins, wall-hung ware and bathtub/shower hobs from the Ona da Roca collection.

Taps: mobile and wall-mounted mixers, with thermostatic solution in bathtube/ shower hobs from the Ona da Roca collection.

### WASHBASIN CABINETS

Top in water-repellent MDF, wall-mounted structure, with shock absorber drawers/doors and mirror.



## LAUNDRY ROOMS

### FLOOR

Roca type large ceramic flooring.

### WALLS

Walls plastered, tinned and painted with CIN Vinylmatt paint.  
Roca type Ceramic coated paneling of large dimensions.

### CEILINGS

Water-repellent false ceiling, with acoustic insulation, plastered and painted with CIN Ceiling paint.

## STAIRS

### FLOOR

Solid wood steps.

### HANDRAIL

Metal guardrail painted in anthracite color and wooden handrail.

## CARPENTRY

### INTERIOR DOORS

Full-height interior doors, covered in ash MDF veneered.

### TRIMS AND FOOTBOARD

Ash MDF veneered trim and footboard, wall-mounted.

## GARAGE

### FLOOR

Plain concrete with mechanical trowel finish in gray.

### WALLS

Walls plastered, tinned and painted with CIN Cináqua paint.

### CEILINGS

Plastered and tinned ceiling, with CIN Ceilings paint.

The images presented are merely illustrative, and may not really represent the final construction.  
The possibility of the project being subject to changes is safeguarded.

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