

Villa Roble Serena Golf is a magnificent complex initially composed of 5 independent Villas with individual private swimming pool. The properties are ground floor with terrace area and large solarium on the first floor, which allow you to enjoy all hours of sunshine every day of the year.

- Highly energy-efficient thermal insulation for homes with near-zero energy consumption in accordance with the new Basic Document on Energy Saving of the CTE 2019.
- High-performance acoustic insulation with watertight joinery and acoustic insulating enclosure elements.
- Exterior carpentry in ALUMINIUM or white PVC and double glazing with optimum solar protection and laminated windows up to the floor. Sliding window in living room with motorised blinds. The rest of the carpentry has 2 sliding windows and one of the bathrooms has a hinged window with a tape shutter. Compact with thermal aluminium slats.
- Exterior façade of white and grey single-layer mortar with natural stone cladding.
- External fence of white opal laminated safety glass on block wall finished in white monolayer.
- Solarium railings in double translucent safety glass on and between walls.
- Stoneware flooring throughout the house including terraces and large format tiles in bathrooms.
- Bathrooms tiled in white except for the front of the washbasin in white or black. Bathroom furniture included. Mirror and light above the washbasin. Shower enclosure included.
- Black mixer taps in the white tiled bathroom. Chrome mixer taps in black tiled bathroom. Roca or similar white built-in sanitary ware.
- Panels of shower screens, in matt or transparent glass to choose.
- Interior carpentry lacquered in white with chrome handles. Built-in wardrobes in bedrooms and lined with drawer units.
- Electrical appliances included in black colour: integrated fridge, hob, integrated dishwasher, microwave, oven and extractor hood. Installation of 5 wooden separating slats or similar.
- Kitchen units in Toria Walnut+Anthracite Grey or similar with Silestone worktop in Tebas Black or similar. Sink under worktop. LED strips under wall units.
- Sanitary hot water with near-zero consumption system consisting of efficient heater.
- Pre-installation of air conditioning in living room and bedrooms by means of ducts.
- TV and telephone points in living room and bedrooms.
- Mechanism type Simon 82 or similar in white.
- Lighting design inside and outside the house. Except for decorative lights.
- Power socket and aerial in solarium and garden.
- Water connection in solarium and garden.
- Individual swimming pool with bench and access stairs. With waterfall embedded in wall and with 1 light inside the pool.
- Artificial grass in the front part of the solarium.
- Summer kitchen in solarium with fridge socket and worktop.

➤ The selling company reserves the right to make such modifications to the works as it may be officially required to make and such modifications as may be required for technical, legal or commercial reasons.

➤ This document is not contractual.