

Materials and finishes report



LexCorp
Canary Luxury Properties S.L.

Materials and finishes report



About the company

Development: Luxury Semi-Detached Villas – La Oliva, Fuerteventura

Developer: LexCorp Canary Luxury Properties S.L.

Location: Calle El Roque, La Oliva, Fuerteventura

Date: October 2025

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SPECIFICATION OF FINISHES

1. STRUCTURE AND FOUNDATION

Reinforced concrete foundation in accordance with the geotechnical study. Main structure of reinforced concrete columns and slabs, calculated according to CTE regulations.

2. FACADES AND EXTERIORS

Combined facade with mortar cladding insulated with rock wool and interior finish of laminated plasterboard.

Exterior carpentry in anthracite lacquered aluminium, with thermal break.

Double glazing Climalit type with air chamber and solar control.

3. FACADES AND EXTERIORS

Non-trafficable flat roof with thermal insulation and double-layer waterproofing.

Solarium area with safety glass railing.

4. INTERIOR CARPENTRY

Smooth grey lacquered doors with stainless steel fittings.



5. CLADDING AND FLOORING

Interior flooring in large-format porcelain stoneware (Ibero LIFE ARTIC 15, 20 × 120 RECT. 80156, P125D 15 brand or similar).



- Non-slip exterior flooring on terraces and pool area (Marazzi Mystone Ardesia M9HW Ardesia Bianco 6mm brand or similar).



- Bathroom cladding with ceramic tiles (Ibero LIFE ARTIC 15, 20 × 120 RECT. 80156, P125D 15 brand or similar).



6 KITCHEN

- Furnished kitchen with modern design furniture and matte finish.
- Wooden worktop (Silestone or similar).
- Appliances included: induction hob, oven, extractor hood, refrigerator and dishwasher.



7. BATHROOMS

- Sanitary ware (Roca Rimless toilet with dual outlet (includes bowl and soft-close seat)
References included in the set: A347687000 / A801E12001 or similar).



- Sanitary ware (bidet with soft-close seat. References included in the set: A357687620 / A806E12621 or similar).



- Taps:

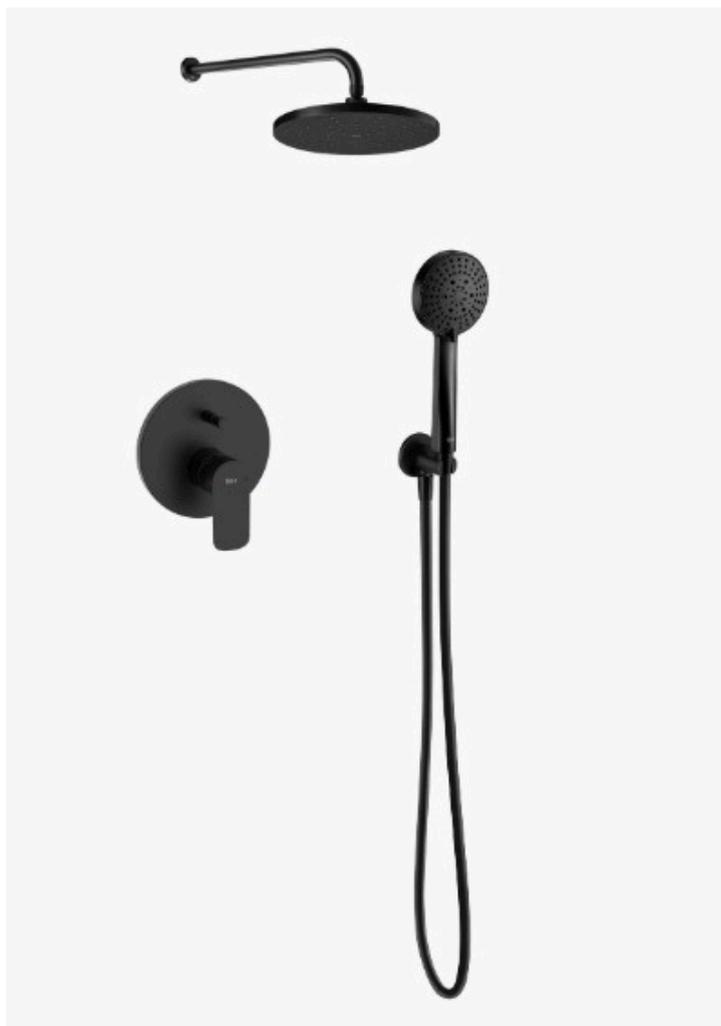
Basin tap with smooth body. Cold Start (Ref: A5A325FVAO).



Bidet tap with ball joint spray regulator and smooth body (Ref: A5A625FVAO) or similar.



Basic Pack built-in single-lever Cala for bath-shower (Ref: A5D186ENBO) or similar.



- Corner extra-flat STONEX shower tray Ref: APA0532032001100 or similar.



- STONEX oval bathtub with wooden tray (Ref: A248671000) or similar.



- Basin unit (Pack – two-drawer base unit, basin, mirror and LED wall light Ref: A851785434 or similar)



- Guest toilet basin (Wall-mounted Fineceramic basin Ref: A327686000 or similar)

8. INSTALLATIONS

- Complete electrical installation in accordance with Low Voltage Electrical Regulations.
- Air conditioning installation (split system).
- Domestic hot water production through high-efficiency water heater.

9. OUTDOOR AREA AND POOL

- Private swimming pool 6×3 m with cladding (Grespiscina Paradise Green: SKU: M/green46mt or similar) and filtration system.



- Private parking for 1 vehicle.

10. ENERGY EFFICIENCY AND SUSTAINABILITY

- High energy efficiency dwelling (type A energy certification).
- Use of sustainable materials and water and energy saving systems.
- Installation of photovoltaic panels.

11. NOTES

- The developer reserves the right to make modifications that do not substantially alter the quality or design of the project, depending on availability or technical improvement.

◆ **LexCorp Canary Luxury Properties S.L.**

La Oliva – Fuerteventura.

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