



## **CONSTRUCTION DETAILS: COMMITMENT TO EXCELLENCE**

At **Allure Calpe**, every construction detail is designed and executed according to the highest quality standards in the market. From the materials used to the construction techniques employed, the entire process is carried out under strict controls, ensuring an exceptional result in terms of durability, comfort, and efficiency.

Our commitment to excellence is reflected in every element, guaranteeing homes that not only stand out for their design and features but also for their ability to offer a unique living experience.

## STRUCTURE

The building is constructed with reinforced concrete columns and walls, with ribbed floor slabs at strategic points. This design enhances the layout flexibility, allowing for more spacious areas and cantilevered elements, optimising both functionality and aesthetics.

## FAÇADE

The façade is constructed using a composite enclosure, consisting of an interior layer of ceramic brick, an air cavity with mineral wool insulation, and an interior finish in plasterboard, ensuring **optimal thermal and acoustic efficiency**.



## INTERNAL PARTITIONING

The internal partitioning between homes is multi-layered, consisting of ceramic brick, reinforced with mineral wool and finished with laminated plasterboard. This design disperses and absorbs sound, achieving high acoustic efficiency.

The internal partitioning within the home is made of laminated plasterboard, composed of double layers on both sides mounted on a metal frame, resulting in a wall that is more rigid and offers greater mechanical strength.



## ROOFS AND TERRACES

Non-walkable flat roofs and walkable terraces with extruded polystyrene panels over an EPDM rubber waterproofing membrane, ensuring thermal efficiency and durability.



## HIGH-PERFORMANCE THERMAL INSULATION

The floor is equipped with approved insulating panels over the slabs and finished with a self-levelling concrete layer, preparing the surface for the installation of underfloor heating and flooring.

The façade is coated with water-resistant cement and finished with paint, combined with decorative panels.

Interiors feature smooth finishes with off-white plastic paint for an elegant and timeless aesthetic.

A continuous false ceiling made of laminated plasterboard (KNAUF system or equivalent) ensures a homogeneous and modern finish.





## **EXCLUSIVE INTERIOR DESIGN: STYLE, FUNCTIONALITY, AND ELEGANCE**

Every space has been designed to offer a luxury experience, combining **noble materials, advanced technology**, and **sophisticated aesthetics**.

## INTERIOR DESIGN

The interior design has been carefully crafted, covering everything from flooring and tiling to the selection of kitchen furniture, electrical fixtures, and an innovative lighting design.

Every detail has been carefully selected to ensure warm, sustainable, functional, and exclusive homes, incorporating the highest quality materials and prestigious brands from the luxury industry.

A home where design and innovation merge to create unique and sophisticated spaces, designed for those seeking the highest level of comfort and distinction.



## FLOORING

**Large-format porcelain** tiles are used both **indoors (120x120)** and in **outdoor areas (90x90)**, providing architectural continuity throughout the home.

On the **terraces, raised flooring** (on plots) is installed, a modern, practical, and efficient solution for outdoor spaces. It improves drainage, ensures the floor remains perfectly level with no slopes, and allows the tiles to be lifted without the need for renovation work.

## PANELING

Oak wood paneling, lacquered in white, with a harmonious integration of LED lighting in the walls and ceilings, creating a warm and inviting atmosphere.



## WARDROBES

**Fully equipped wardrobes**, internally lined with a design that imitates limestone, featuring drawers, shelves, and a hanging rail.

The master **bedroom wardrobe also includes LED lighting** with a sensor and offers the option to choose between a standard wardrobe or a wardrobe with an additional drawer unit.



## MINIMALIST DESIGN DOORS

Flush minimalist doors with **concealed hinges**, available in either hinged or sliding options, **flush with the ceiling**. In panelled walls, the door is finished with the same material, creating a seamless integration.



## **DESIGNER BATHROOMS: ELEGANCE, COMFORT, AND FUNCTIONALITY**

Each bathroom has been designed to offer an **unparalleled wellness experience**, combining high-quality materials with a modern and functional design.



## SHOWER TRAY

**Evolution Slate shower tray by Zenon** or similar, featuring an innovative design with minimal porosity, slip-resistant and antibacterial surface, ensuring easy cleaning and maximum hygiene. Equipped with an accessible drain for added convenience.



## TOILET

Suspended **Gap series toilet by Roca**, featuring a floating design with a concealed cistern for a minimalist style. **Dual-flush system with Geberit button**, optimising water consumption without compromising on elegance.



## TAPS AND FAUCETS

**Hansgrohe** taps: Matte black or chrome finish, depending on the bathroom and its fittings. Wall-mounted installation for the washbasin.

The shower taps, installed in the ceiling, feature the **Raindance** effect, creating a pleasant and immersive rainfall experience.



## SHOWER SCREEN

Glass shower screen with a metal profile, **custom-designed to reach the ceiling**, in perfect harmony with the rest of the fittings, ensuring a sophisticated and modern aesthetic.

## TILING

Large-format tiles from **Living Ceramics**, **60x120 cm** for the washbasin wall and **120x270 cm** for the remaining walls, decorated according to the design, creating an effect of spaciousness and infinity with a floor-to-ceiling covering, uninterrupted.





## FURNITURE

Bathroom furniture by **Living Ceramics** or similar, in a **Shadow Dark Oak** finish, with drawers and a washbasin countertop also from the same brand. The design features angular lines and simple strokes, highlighted by a gentle slope that begins at the edge of the piece, along with an infinity slot drain.

The set is completed with a rectangular mirror with LED lighting on the upper strip and perimeter backlighting, providing ambient, enveloping light.



## **DESIGNER KITCHEN: STYLE, FUNCTIONALITY, AND EXCLUSIVITY**

Several designs to choose from, tailored for culinary enthusiasts, **combining innovation, quality, and style.**

## KITCHEN

A perfect balance between design and functionality, with different layouts available depending on the selected home.

In the three-bedroom apartments, there are several options to personalise the kitchen:

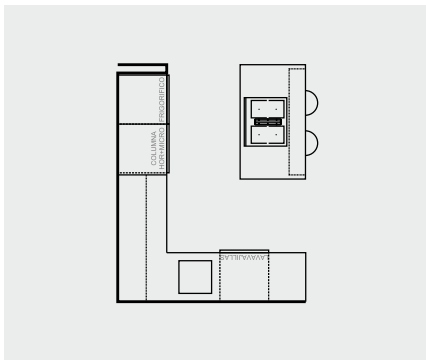
**Kitchen with an island**, ideal for those seeking an open and dynamic space.

**Kitchen with an island and integrated dining table**, combining functionality and design in one space.

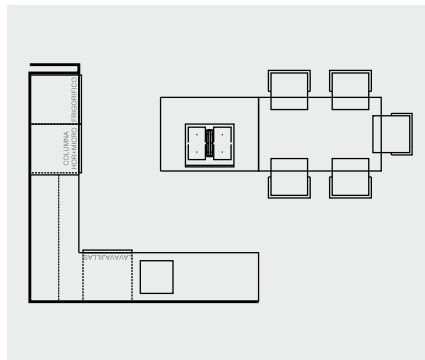
**Kitchen with integrated dining table**, optimising space for greater comfort.

In the two-bedroom apartments, the kitchen has been designed to optimise space, featuring a central island with a breakfast area.

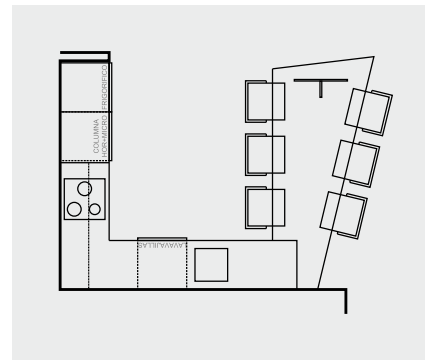
3D - A



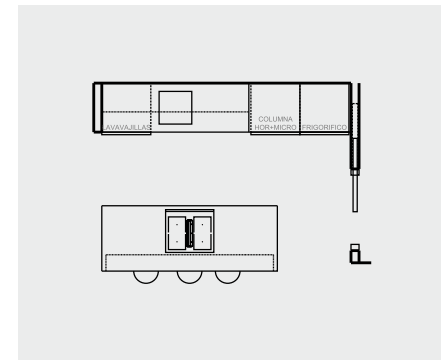
3D - B



3D - C



2D





Whichever option you choose, you will enjoy an exclusive design with **high-quality custom-made furniture**, harmoniously combining white tones with recesses and oak **wood veneer finishes**, all enhanced by an elegant **white porcelain countertop**, both durable and sophisticated.

To guarantee optimal performance, each kitchen is fitted with appliances from the prestigious brand **Miele**, including a refrigerator, induction hob, extractor hood, oven, microwave, and dishwasher.

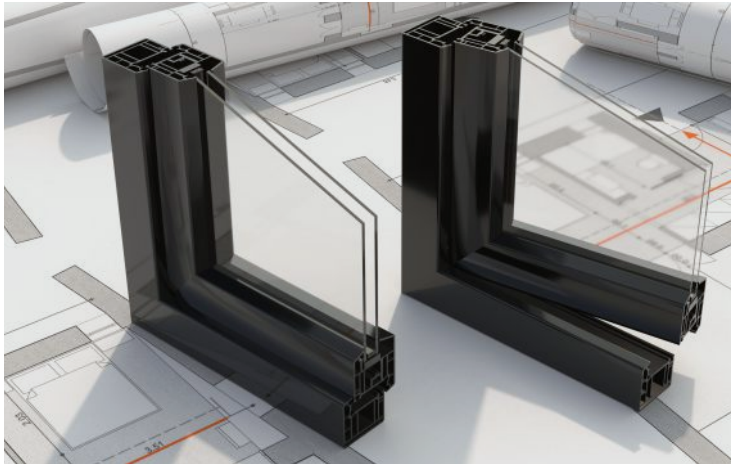
Additionally, the **Hansgrohe** taps and the white-finished sink from **Roca** add a touch of distinction and functionality.



## **HIGH-EFFICIENCY INSTALLATIONS FOR MAXIMUM COMFORT**

Each home is equipped with high-quality exterior carpentry and a state-of-the-art climate control and ventilation system, designed to ensure optimal comfort throughout the year with **enhanced energy efficiency**.

**Energy rating A.**



## THERMAL INSULATION

Windows with double glazing, thermal insulation, and solar control, featuring an air gap and laminated safety glass for enhanced protection and efficiency, by **Technal** or similar.



## BLINDS

Roller blinds made of lacquered aluminium, matching the exterior carpentry, with a **motorized system in the bedrooms** for added comfort and privacy.

## CLIMATE CONTROL SYSTEM

### **Ecodan Hybrid Climate Control and DHW Production System by Mitsubishi Electric**

This technology is based on a high-energy-efficiency heat pump, providing heating in winter, air conditioning (cooling/heating) in summer, and hot water throughout the year, optimizing consumption and reducing environmental impact.

### **Individual DHW Accumulator Tank**

With a capacity of 200 litres, featuring a heat exchanger and resistance, ensuring a continuous supply of hot water, connected to the **Ecodan Hybrid system** for maximum energy savings.

### **Smart Climate Control Throughout the Home**

**Mitsubishi Electric** ducted indoor units, integrated into the Ecodan Hybrid system, ensure even distribution of cooling or heating in the living room, dining room, and bedrooms, maintaining an **ideal temperature in each room**.

### **Thermal Control with Smart Thermostats**

Independent temperature regulation in each zone via **Mitsubishi Electric** thermostats, providing efficient control of air conditioning and underfloor heating.



## UNDERFLOOR HEATING FOR ABSOLUTE COMFORT

Underfloor heating system with hot water circuits beneath the flooring, connected to the **Ecodan Hybrid system**. It distributes heat evenly, eliminating cold spots and providing unmatched thermal comfort.

## CLEANER AND HEALTHIER AIR

Mechanical ventilation system with a heat recovery unit and flow exchanger by **Mitsubishi Electric**, optimizing indoor air quality. Air intake ducts in the bedrooms and living room, and extraction ducts in the bathrooms, kitchen, and laundry room, ensuring a constant air renewal without temperature loss.

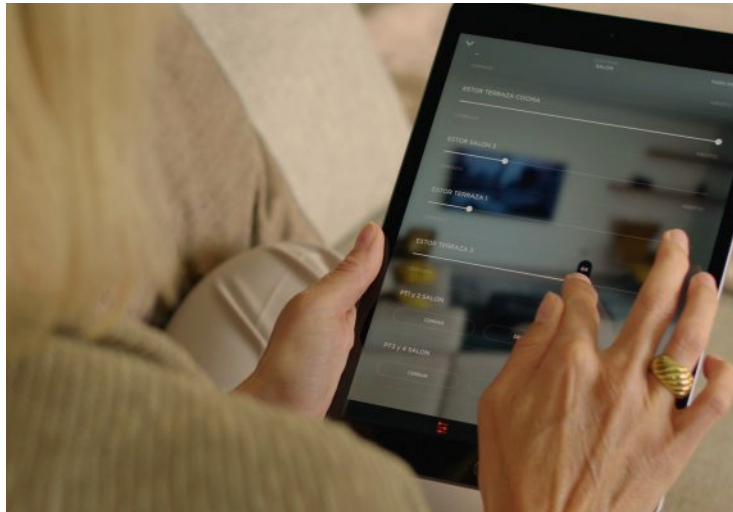




## ALLURE SMART APARTMENTS

At Allure, **home automation** transforms each apartment into a smart home, where technology and comfort merge to provide you with maximum control, efficiency, and security.

Manage every aspect of your home with voice commands or from your smartphone (iOS or Android), whether locally or remotely, ensuring an **unparalleled residential experience**.



## MOTORIZED LIGHTING AND BLINDS

Complete control over the interior and exterior lighting of your home, allowing you to adjust each circuit to suit your preferences.

"Hello and Goodbye" function: centralized control for turning all lights on and off with a single touch or voice command.

Motorized blinds with individual or centralized opening and closing, adapting to natural light and optimizing energy efficiency.



## INTELLIGENT CLIMATE CONTROL FOR OPTIMAL COMFORT

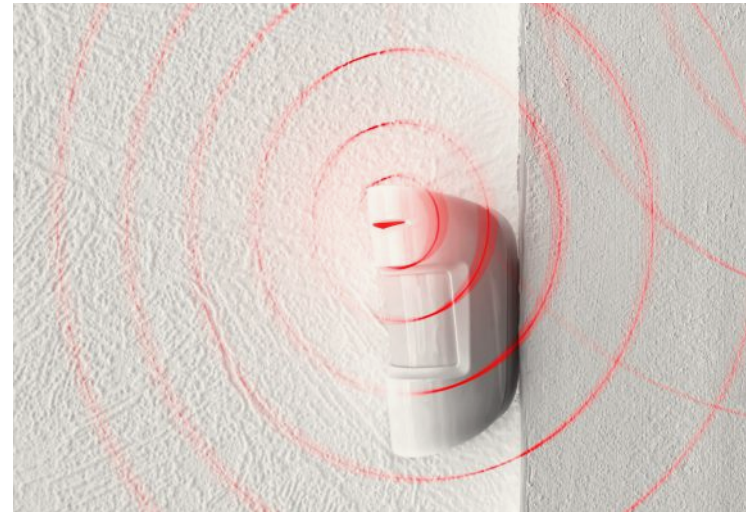
Control of underfloor heating and air conditioning via a dedicated mobile app.

Automatic temperature regulation for energy-efficient consumption and a consistently pleasant environment.



## CENTRALIZED CONTROL WITH WIRELESS SCREEN

Integrated iPad screen with wall mount and charger, allowing intuitive management of all home automation systems.



## ADVANCED SECURITY SYSTEM

Smart video door phone with an outdoor panel and a 5" color indoor monitor by Tegui or similar (Classe 100 model), with call forwarding to your mobile phone for managing access to your home from anywhere.

Wireless video verification alarm system, comprising:

- Alarm control panel with GRPS transmitter.
- Control keypad and remote control.
- Infrared motion sensors and a detector with camera for maximum protection.



## **TECHNICAL LIGHTING: ELEGANCE AND EFFICIENCY FOR A PERFECT AMBIENCE**

Allure Smart Apartments feature a lighting design crafted to enhance each space, combining cutting-edge LED technology with dimmable systems to **create inviting and sophisticated environments.**

## INTERIOR LIGHTING: DESIGN AND COMFORT

Indirect lighting in the ceilings with LED technology, providing an enveloping and modern light that enhances the architecture of each room.

**Gas lights** in white finish by **Faro** or similar, offering a minimalist and elegant design.

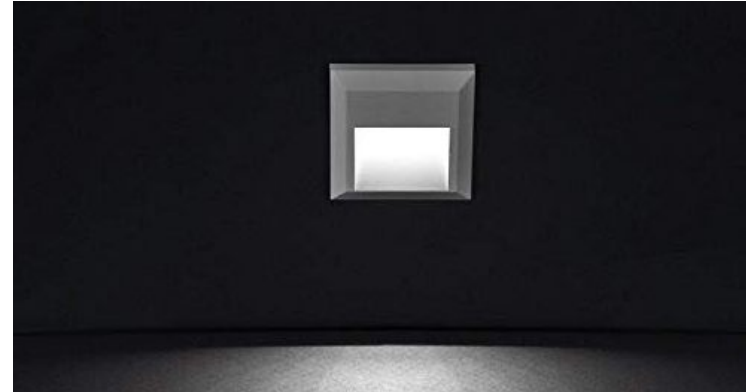
**Dimming system** (dimmer) in the living room and master bedroom, allowing light intensity to be adjusted to suit any time of day.



## EXTERIOR LIGHTING: FUNCTIONALITY AND STYLE

**Takya** wall lights in white by **Faro** or similar on the façade, combining aesthetics and durability for outdoor use.

Terrace lighting with **Koseel LED model**, creating a warm and exclusive atmosphere to enjoy the outdoors at any time.



## EFFICIENCY AND SUSTAINABILITY

All lighting in Allure is designed to optimize energy consumption without compromising on aesthetics or comfort, providing an intelligent and sustainable solution for everyday living.



## **ALLURE: EXCLUSIVITY, COMFORT, AND WELL-BEING BY THE SEA**

The Allure Smart Apartments not only stand out for their design and technology but also for their **spectacular facilities and common areas**, crafted to offer an unparalleled living experience.



## COMFORT AND SUSTAINABILITY IN EVERY DETAIL

Private parking space with **pre-installation for an electric vehicle** charging point, promoting sustainable mobility.



## INCLUDED

**Storage room included**, providing extra space for storage.



## ENTRANCE HALL AND PREMIUM ACCESSIBILITY

Entrance hall with a design that reflects the exclusivity of the residence, **featuring two elevators per tower** to ensure comfortable and smooth access.



## **WELLNESS WITH SEA VIEWS**

The complex consists of three towers, each featuring an **exclusive wellness area** located on the 10th floor, offering:





## WELLNESS AREA

The **wellness area**, located on the **10th floor of the building**, offers an exclusive space for relaxation and well-being with **stunning panoramic sea views**. Designed to provide a premium experience, it features a **heated pool**, perfect for enjoying a swim at any time of the year, regardless of the outside temperature.

Additionally, it includes a **sauna** and a **gym** for those who wish to stay fit without leaving home.

All of this is set in a sophisticated environment that combines comfort, exclusivity, and unparalleled views, making every moment a unique experience.



## **COMMON AREAS: 3,500 M<sup>2</sup> OF LUXURY AND NATURE**

The outdoor spaces of Allure have been designed to provide an unparalleled wellness experience, blending **nature**, **sport**, and **relaxation**:



1. **Recreational pool for adults and a children's pool**, perfect for enjoying quality time with the family.
2. **Heated training pool**, ideal for swimming all year round.
3. **Padel court**, for sports enthusiasts.
4. **Pool bar**, an exclusive space to relax with views of the poolside.
5. **Jacuzzi**.
6. **Bicycle parking with charging station for electric bikes**, promoting eco-friendly mobility.
7. **Yoga and Pilates area**, designed to connect with physical and mental well-being.
8. **Zen zone**, a space designed for relaxation and disconnection.
9. **Concierge guardhouse at the main entrance**, ensuring security and personalized attention.





