

SPECIFICATIONS

The Residential Complex.

The residential complex has 3 pedestrian entrances controlled by intercom and regulated access with a motorised gate for vehicle entry.

One of the entrances has an access control booth for a concierge service. There are closed-circuit security cameras inside the residential complex.

More than 6,500m² of landscaped areas with palm trees, aromatic plants and indigenous flowers, as well as natural grass. Irrigation system with timers to facilitate maintenance and correctly manage water consumption.

Pedestrian walkways will be finished in a combination of concrete, ceramic and/or grass paving. The roads will be paved with imprinted tarmac and the parking spaces will be paved with striped concrete. Walkways in the pedestrian areas will be made of earth mortar.

Integrated street furniture with benches, bins, bicycle parking, sustainable outdoor LED lighting and automatic lighting control with a twilight sensor.

Children's area and play area with a wooden house, storytelling area, slide and swings.

Outdoor relaxation areas, a reading area equipped with benches, an area for board games such as chess, dominoes, cards, etc.

Yoga area.

Communal Wi-Fi network with Internet access in communal areas of the residential complex: social room, gym.

Paddle tennis court.

Swimming pool area.

The residential complex has an infinity pool with saline chlorination, with three areas: a shallow children's area; a bathing area, equipped with counter-current swimming; and a lounge area with progressive access, sun loungers and water jets. All of these areas are equipped with a LED night lighting system in various colours and views over the sea.

The pool has a water pre-heating system to extend the season of use, powered by a renewable energy system.

The swimming pool has a deck equipped with sun loungers and beach umbrellas.

Next to the swimming pool area there are 2 outdoor jacuzzis for up to 8 people.

Communal Wi-Fi in swimming pool area.

Storage room to house the sun lounge and beach umbrella sets during the winter months, thus increasing their durability.

Chill Out Area.

Chill out area next to the swimming pool with panoramic views of the Mediterranean. This area is designed for future outdoor activities such as yoga, Pilates, etc.

Social Room.

Next to the gym and swimming pool areas, there will be a 160m² room with sea views. This room will be equipped with a large 60" TV screen, hot-cold air conditioning and tables and chairs.

Three round tables with three chairs each. Set of outdoor furniture consisting of 6 club-style armchairs and three outdoor tables.

Kitchen counter equipped with a sink, microwave and refrigerator.

Gym.

Gym area equipped with 1 treadmill, 1 cross trainer, 1 exercise bike, machines and accessories for weight training (set of weights and 2 benches), as well as equipment for other disciplines (Pilates, fitness and toning).

Parking spaces.

All homes have a parking space for a vehicle with a pre-installation for electric car charging and a bike parking space.

Automatic door with remote-controlled opening and easy pedestrian access to the homes by lift or elevator from each street.

Communal parking spaces for bikes or mopeds.

The Building.

Structure and Foundations.

Reinforced concrete foundation system and structure in accordance with current regulations. The full construction process will be audited by a Technical Control Body, as well as a Quality Control Laboratory, that will certify correct execution.

Façade and Roof.

Roofs will be flat and inverted and finished in non-slip porcelain stoneware.

The roof is composed of concrete slopes, waterproof sheeting, thermal insulation, protective mortar and ceramic paving.

The façades consist of a double sheet of ceramic brick and laminated plasterboard lining, with thermal and acoustic insulation inserted in the chamber and/or the exterior.

Continuous exterior cladding with white mortar conglomerate.

Lifts.

External lifts or escalators with smart manoeuvre selection in each of the buildings, with direct access from the car parks.

Entrance doors with a space similar to a portico and walkways.

LED lighting technology and motion sensors for optimal consumption management.

Prefabricated concrete or ceramic flooring and white mortar cladding. Hot-dip galvanised locksmithing.

The Home.

Exterior Carpentry.

The exterior carpentry will be made of aluminium with thermal bridge break, finished in matte white, with thermally reinforced double glazing with chamber. Selective, low emissive and solar control glass. Sliding and folding carpentry depending on position and project.

Blinds in bedrooms.

Terraces.

Terraces paved with non-slip outdoor rectified porcelain tiles, finished to match the interior. Possibility to choose between different models. Railing with a combination of white mortar-coated ceramic parapet and safety glass. White metal pergola on the terrace, consisting of fixed aluminium slats for solar protection and privacy. A bioclimatic pergola can be installed if desired, which allows the slats to open and close automatically, thus protecting the terrace from the rain.

Gardens.

The private gardens will consist of natural couch grass lawns with communal maintenance to optimise costs. They will be enclosed with simple twisting fences with cypress hedges, allowing passage for maintenance.

Ceilings.

Continuous false ceilings with laminated plasterboard throughout the house, with registers for installation maintenance.

Interior partitioning and insulation.

Homes and communal areas are separated by a ceramic brick wall with a laminated plasterboard and insulation on both sides. Floors between homes are impact soundproofed. The interior partition walls of each home are also made of laminated plasterboard on galvanised steel profiles with acoustic insulation on both sides.

Interior carpentry.

Armoured front door, finished in white MDF inside and aluminium outside, with a steel structure and pre-frame, locking device, double security lock, anti-leverage hinges and engraved on the outer face.

Hinged and sliding doors, in matte white MDF or natural oak finish.

Wardrobes with matte white sliding doors, lined with melamine on the inside, with a mezzanine and lower hanging rail, and a drawer unit in the master bedroom.

The foyers have a shoe cupboard.

Kitchen.

Fully-furnished kitchen with wall and base units to store equipment. Soft-close drawers and cupboards. Units with 16mm boards and 19mm high pressure laminated doors. Matte white and oak finishes. Three customisation options.

Quartz countertop and cupboard doors in white or grey.

Built-in stainless steel undermount sink.

Chrome-plated mixer tap by the brand TRES.

Kitchens are equipped with the following appliances by the brand EAS electrics:

- Glass-ceramic hob.
- Electric oven.
- Microwave.
- Extractor hood built into wall unit.
- Built-in refrigerator.
- Built-in dishwasher.

Bathrooms.

Wall-mounted bathroom fittings in white vitrified enamel, made by the brand VILLEROY & BOCH. Concealed cisterns with decorative flush button.

Sinks on a matte natural oak melamine or white melamine cabinet. Includes mirrors.

Non-slip resin shower trays with shower enclosure consisting of one fixed panel.

Main bathroom and second bathroom equipped with taps by the brand TRES.

Electric installation and lighting.

Switchboard with regulatory protection elements. White electrical switches.

Installation of the basic lighting package in the home with flush-mounted lights: six in the kitchen, three in the foyer/hallway, two in each bathroom, two on the utility room.

Ventilation system.

Network of extraction ducts for simple flow ventilation of homes. System based on the supply of new air through micro-ventilation in exterior carpentry and extraction of polluted air with installed electrical connection equipment, and discharge of stale air to the outside. It allows ventilation of the home without the need to open windows to renew the interior air.

Air conditioning and domestic hot water.

Installation of indoor and outdoor unit for the production of hot-cold air conditioning for living-dining room-kitchen and bedrooms. Distribution duct network for air-conditioning system and manually adjustable white grilles for supply and outlet.

Electric underfloor heating in bathrooms.

Aerothermal heat pump for domestic hot water production.

Home flooring and bathroom tiling.

60x60 rectified porcelain tiles. Three models to choose from, grey stone effect, beige stone effect, and 120x20 imitation oak. The paving on the terrace will match the interior. The flooring in bathrooms will be the same as in the rest of the house. The tiling in the bathrooms will combine the same material as that chosen for the floor with 90x30 and 60x30 matte white rectified tiles.

Solarium.

Depending on the type of home, they will have a solarium with direct access from the home via a private staircase.

The solariums will have grey stone-effect paving. They will be fitted with an external water supply, electrical socket, TV socket and wall lighting.

Utility rooms.

Pre-installation for washing machine and/or tumble dryer.

Telecommunications.

Installation of national and international television signal reception equipment. Pre-installation for Wi-Fi router.