

## - Building SPECIFICATIONS-

### • *Partitions:*

Separation between dwellings: using riveted steel sheet, brick or concrete partition walls depending on the area. Interior with double laminated plasterboard on galvanized steel profiles with insulation.

Interior partitions: laminated plasterboard on galvanized steel profiles with interior insulation. Sheet metal cladding in areas where kitchen cabinets and TV cabinets are hung.

Q3 (special) quality finish on all exposed walls.

### • *Flooring:*

High-quality porcelain stoneware or natural wood-style SPC flooring in the living room, bedrooms, and hallway with models to choose from according to customization options (for porcelain stoneware and SPC). PVC/ceramic baseboard depending on the combinations. Non-slip porcelain stoneware on terraces, except on the front terraces of the ground floor apartments, which are finished with artificial grass and perimeter hedges.

### • *Suspended ceilings and interior cladding:*

Laminated plaster false ceiling throughout the home. False ceiling with removable panels in bathrooms where access is required for maintenance of air conditioning systems.

Living room, bedrooms, and hallways: Two coats of smooth plastic paint in a color of your choice from the customization options. White ceilings.

Bathrooms: High-quality porcelain tiles with models to choose from according to customization options.

### • *Interior carpentry:*

Smooth interior doors 2.10 m high in lacquered MDF in a color of your choice from the customization options, with acoustic weatherstripping and metal handles on hinged doors, flat handles and insulating felt on sliding doors.

Floor-to-ceiling built-in wardrobes with sliding or hinged doors in MDF lacquered in a color of your choice according to customization options, lined with a textile-effect finish and with a storage shelf and rail.

Grade 4C security main entrance door with steel and metal frame and structure, anti-dumping and anti-drill lock with panoramic peephole, with interior finish matching the rest of the woodwork.

### • *Exterior carpentry:*

Exterior carpentry made of colored PVC profiles, with double glazing and air chamber. Balcony doors and windows will be sliding or casement depending on the model, with aluminum slat blinds matching the color of the carpentry and injected with polyurethane for better thermal and acoustic insulation. In homes with bathroom windows, tilt-and-turn PVC/aluminum model with translucent glass and no shutters. In rooms with access to a terrace, the lower part of the balcony door will be flush with the floor for easy access and visual continuity, fitted with laminated safety glass.

The terraces will have safety glass railings so that residents can enjoy the extraordinary sea views, except for the ground floor homes, which will have a metal enclosure and a gate for direct access to the pool area.

The door to the gallery will be hinged with translucent glass in homes with an interior gallery. Homes with a laundry cupboard on the terrace will have PVC doors.

### • *Air conditioning and DHW (domestic hot water):*

Installation of air conditioning (hot and cold) via ducts. Direct expansion outdoor unit and indoor unit in the bathroom false ceiling. Thermostat located in the living/dining room. Domestic hot water produced by a compact electric water heater with occasional electrical support. The water heaters and exterior unit of air AC will be located in the utility floor with access for maintenance.

## • *Bathrooms and toilets:*

Large-format extra-fine resin shower trays with non-slip finish. Safety glass shower screen with sliding or folding access. HANSGROHE exposed taps consisting of a single-lever mixer, handle and rain shower head suspended from the false ceiling in the main bathroom. In bathroom 2, exposed taps and handle with wall support.

Wall-mounted washbasin unit and mineral countertop with one sink, except in bathroom 1 of apartments 13, 14, 17, and 18, which will have double use. Surface mirror with LED backlighting and anti-fog system in bathroom 1 and standard in bathroom 2. HANSGROHE eco-efficient single-lever faucets with low consumption.

LAUFEN PRO RIMLESS wall-mounted vitrified porcelain toilets with soft-close lid and concealed built-in cistern.

General bathroom lighting with LED downlights.

## • *Kitchen:*

Fully furnished kitchen with large capacity wall and base cabinets, self-closing drawers.

SILESTONE countertop with stainless steel undermount sink, single-lever faucet mounted on the countertop. Kitchen front with seamless HLP laminate panel in finishes to choose from according to customization options.

Color of cabinet fronts and countertop to be chosen from customization options. LED strip under wall cabinets and LED spotlights above.

SIEMENS or BOSCH appliances included: flexible induction hob, removable extractor hood with built-in lighting, oven, microwave. Refrigerator and dishwasher can be paneled for better visual integration.

## • *Electricity and telecommunications:*

High-grade 9.2 kW electrical installation with renewable energy support via photovoltaic panels. Top-brand mechanisms, with USB/C charging ports in the kitchen and bedrooms. Outdoor lighting via wall lights and waterproof electrical outlets on terraces.

TV-TDT/SAT sockets in living room and bedrooms. Access to broadband services via fiber optics. Data sockets in living room and bedrooms. Video intercom connectable to smartphone.

## • *Laundry room/closet:*

Depending on the type of property, there will be: built-in laundry cupboards located on the terrace or in a separate room inside the house with ventilation and electrical installation, light point, water connection and drainage. Some properties will have a sink (marked on the plans).

## • *Garages and storage rooms:*

Each home will have a parking space and a storage room in the basement, except for one with a storage room on the ground floor. In addition, the parking spaces will be pre-installed for electric car charging.

## • *Common areas:*

Exclusive boutique development on the seafront with:

- Infinity pool with sea views and a swimming lane with saltwater chlorination and night lighting.
- Heated Jacuzzi.
- Poolside beach with sunbathing areas and showers.
- Equipped outdoor gym.
- Landscaped garden area.
- Technical floor where the outdoor air conditioning units and the air-to-water heat pump are located. This floor will have access for maintenance.

## • *Community facilities:*

Cyberlocker for online shopping, video intercom access and RFID electronic key in entrances, swimming pool, and garage access.

Low-energy LED lighting and presence detectors in corridors and hallways.

## - UPGRADING PENTHOUSES Nos. 15, 16, 17, and 18

- Completion of penthouse solarium floors with:
  - Walls coated with single-layer mortar.
  - Plastered and painted ceilings
  - Access door to the roof and ceiling light fixture.
  - Pre-installation for Jacuzzi (reinforcement and connections).
  - Pre-installation for kitchenette (connections for plumbing, sanitation, and electricity).
  - Faucet and shower.
- On the ground floor solarium, laminated plaster false ceiling throughout the house with recessed lighting in the front area of the living room and bedrooms.
- Built-in HANS GROHE taps consisting of a single-lever mixer, handle, and rain shower head suspended from the false ceiling in the main bathroom.
- Silestone kitchen front matching the countertop.
- Interior doors with decorative milling, top rail and side jambs up to the ceiling, magnetic latch, and concealed hinges.
- Drawers in built-in wardrobes.
- Backlit mirrors and spotlights above mirrors in both bathrooms.
- Electric underfloor heating in bathrooms.
- Motorized blinds in living room and bedrooms.

## UNIQUE HOMES. CUSTOMIZE YOUR HOME AT NO COST:

Flooring: Three models of stoneware and SPC vinyl flooring.

Ceramic wall tiles: Three models.

Kitchen: Three finishes for cabinet fronts and countertops.

Interior doors and closets: Three finishes.

Paint: Three colors.

