

esSence

Astonishing Seaviews in Guardamar



Quality Specifications



General

- + Private Enclosed Development with 53 Properties of 2, 3 and 4 Bedrooms.
- + Subterranean Garage, Parking and Storage Spaces.
- + 5 Elevators with easy access to the Property and Garage.

Façade, Foundation and Structure

- + Exterior façade cladding finished with white scraped monolayer with polar white water-repellent coating, combined with **Aluconbon** Black.
- + Façade with protection plinth and skirting board cladding, finished with a polar white waterproof coverage.
- + Foundation and structural Auto Seismic system following the current regulations regarding stability and security, with a 10-year guarantee.
- + Foundation made of reinforced isolated concrete and shallow foundation joined together with a reinforced beam on a base of concrete.
- + Structural system designed with a unidirectional slab according to the standard regulations in place for safety and stability, with a 10 year guarantee.



Communal Areas

- + Landscaped Gardens with Mediterranean aromatic plants.
- + Embedded LED Façade Lighting.
- + High Quality Pavement for Communal Areas



Communal Pool

- + Swimming pool with underwater chill-out benches as well as relaxation and children's areas.
- + Premium porcelain flooring for non-slip exteriors, combined with synthetic flooring.
- + Outdoor showers with hot water.
- + Swimming pool with salt water filtration system.

Partitioning & Insulation



- + Interior partition formed by a ceramic partition coated with plaster with a smooth finish.
- + External enclosure by a double ceramic wall with an insulated thermal and acoustic chamber insulated by projecting polyurethane foam. All this in compliance with the current regulations.
- + Perimetral wall facing the streets with a height of 150cm.



Kitchen & Appliances

- + Kitchen Cabinets with anti-marks and scratch resistant finish including auto close system in the drawers and mechanisms by **Hettitch®**.
- + Granite or porcelain countertop with built-in stainless steel sink with single lever tap by **Hans Grohe®**.
- + Electrical appliances by **Siemens®** (Dishwasher, Oven, Microwave, Vitro Ceramic Hob, Fridge freezer).
- + Coating in kitchen in cooking and sink area finished like the kitchen counter-top.



Floors & Tiling

- + Exterior pavement for pedestrian access, terraces, exterior stairs and storages finished in non-slip porcelain tiles of 75 x 75cm combined with cobblestones and synthetic floorboards for exteriors.
- + Interior floors in porcelain tiles for interiors of 75 x 75cm by **Argenta®** Series Atlas / Lapado Grey with skirting board of the same material combined with porcelain tiles for interiors by **Zicronio®** Series Smooth / White colour for interior staircase for three and four bedroom apartments
- + Tiles in bathrooms finished in porcelain for interiors 75 x 75cm by **Argenta®** Series Atlas / Lapado White or Grey.

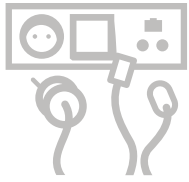
Carpentry

- + Black matt aluminium multi-point double glazed carpentry windows.
- + Interior carpentry in white with polished stainless-steel hinges & handles.



Bathrooms & Taps

- + Suspended toilets with soft close lid and built-in cistern tank with two-flow flush button for water saving by **Villeroy & Boch®**.
- + Bathroom cabinets suspended from a self-closing drawer in high gloss or matt finish with **Mibaño®** porcelain sink.
- + Taps in bathrooms with stainless steel single lever handle by **Hans Grohe®**.
- + Built in shower system with single lever handle in stainless steel by **Hans Grohe®**.
- + Fixed transparent glass shower screen.



Electricity & Communications

- + Electrical mechanisms by **Bticino®** Series Living Light.
- + Electric outlet in the exterior for each terrace or in its case, solarium.

Lighting

- + Exterior LED lighting in terraces and, in its case, solarium.



Built-In Wardrobes & Dressing Rooms

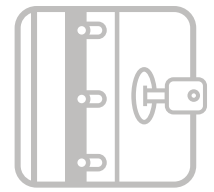
- + Built-in Wardrobes with white semi-matt lacquered sliding doors or dressing room with interior finished in grey Agadir Textile with hanging rail.
- + Two bedroom apartments include a built-in wardrobe in the master bedroom.
- + Three or four bedroom apartments include two built-in wardrobes or in its case a dressing room in the master bedroom with en-suite bathroom and a fitted wardrobe in a second bedroom.

Air Conditioning

- + Including Air Conditioner with Inverter Technology by **Panasonic®**.
- + Pre-installation for **Airzone** & Air Conditioning system by fibre conduct.



Miscellaneous



- + Main access door to the dwelling by **Dierre®** armoured with multi-point security lock and exterior finish with Techlam panels by **Levantina®**.
- + Aluminium blinds in all the windows and balconies, with the exception of dressing rooms, bathrooms and corridors.
- + Hot and cold water exterior shower on solarium.
- + Pre-installation for outdoor kitchen and Jacuzzi on solarium.
- + Exterior water taps for each terrace.

Note:

The architect and technical personnel may modify certain characteristics of the materials used without changing the quality established in this document.

If the buyer/s do not manifest an interest in personalizing the materials of the property when the contract is signed, the developer reserves the right to complete the property with the materials present in this quality specification.