

01. ROOF

Flat roof, only accessible for maintenance and servicing of installations. It is formed of a double waterproofing layer and a layer of thermal insulation and heavy protection.

02. FACADE

The exterior facades are built with ceramic brickwork with an external thermal insulation system and finished with acrylic coating. The interior face is lined with laminated plaster board. The external insulation system (ETICS) is based on covering the façade with insulating panels, creating an envelope that slows heat loss in winter and heat gain in summer, optimizing energy savings in heating and air conditioning. Reducing energy use directly decreases CO₂ emissions into the atmosphere. The optimal thermal performance of the home provides its inhabitants with a comfortable and healthy environment.

03. TERRACES

Terraces are finished with outdoor-grade stoneware.

They include safety-glass railings, with some areas featuring solid parapets built in brickwork.

04. EXTERIOR CARPENTRY

Exterior carpentry is made of PVC profiles. Windows are sliding or tilt-and-turn according to project. Living rooms include large windows without shutters, with one sliding leaf and one fixed panel. Aluminium roller shutters with insulation in the bedrooms and finish with matching colour the same as the carpentry.

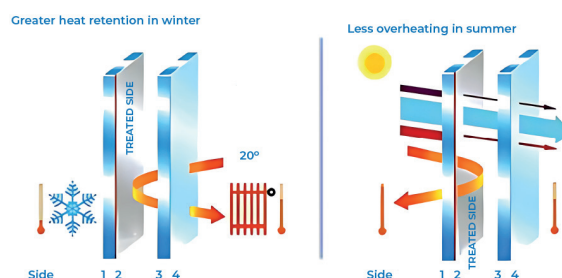
The windows glass features double glazing with a low-emission chamber.

The advantages of low-emission glass is the improved energy efficiency of windows, reducing heating and air-conditioning costs and minimizes

heat loss by reflecting part of the emitted energy by the heating system back inside.

It also allows excellent natural light transmission, achieving the perfect balance between thermal efficiency and daylight use.

In winter, Low-emission glazing reduces heat loss and in south-facing homes during summer, a solar-control film reduces heat transmission indoors.



05. INTERIOR CARPENTRY

The main entrance door is reinforced and an interior finish matching the rest of the doors.

Interior doors have a lacquered finish. All doors are 35 mm thick with steel hinges and fittings.

Modular wardrobes and open wardrobe units depending on home type and room. All wardrobes are fully fitted with shelves, hanging bars, and drawers.

06. INTERIOR LAYOUT

Interior partitions are composed of laminated plaster boards on both sides of an intermediate steel structure, with thermal-acoustic insulation inside.

Between homes, the walls are made of perforated brick lined on both sides with laminated plaster board on a steel structure and thermal-acoustic insulation.

This construction system is eco-efficient and sustainable. The multi-layer cellulose sheet on plaster boards provides superior resistance compared to traditional plaster finishes.

The board is hygroscopic and acts as a "third

skin,” absorbing excess humidity and releasing it when the air is too dry.

07. INTERIOR FINISHES

Floors:

Living room – dining room – kitchen and bedrooms with AC5 laminate flooring

Bathrooms and toilets with porcelain stoneware Ceilings:

Removable false ceiling in bathrooms/toilets for A/C machinery and ventilation access.

Laminated plaster board ceiling throughout the home (except bathrooms/toilets) with smooth plastic paint finish.

Walls:

Kitchen: compact board panel with aluminium finish between worktop and upper cabinets

Bathrooms/toilets: design stoneware combined with other materials.

All other vertical surfaces finished with smooth plastic paint.

08. CLIMATE CONTROL & DOMESTIC HOT WATER

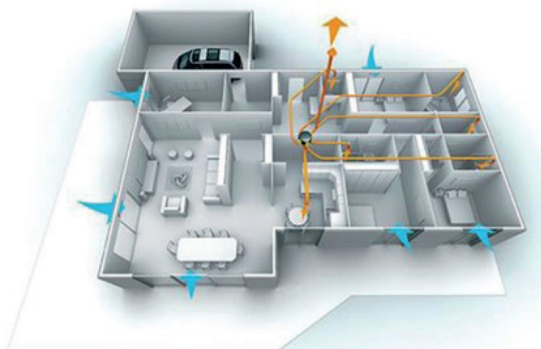
Pre-installation of air conditioning through ducts with supply and return grilles in bedrooms and living rooms.

Domestic hot water is produced via an individual aerothermal unit.

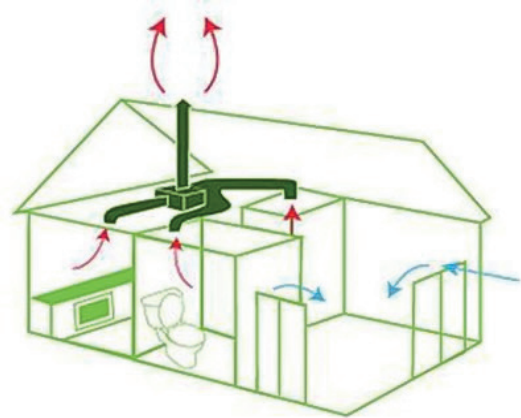
Solar photovoltaic panels will supply electricity for self-consumption in the common areas.

09. CONTROLLED MECHANICAL VENTILATION

The controlled mechanical ventilation system ensures indoor air quality by continuously and automatically renewing stale air. Air is drawn from dry rooms (bedrooms, living room) toward wet rooms (kitchen, bathrooms).



Ventilation flow adjusts automatically to the needs of each room and depending on humidity levels, improving comfort and reducing energy consumption.



Benefits include the continuous renewal of indoor air, removal of stale air without needing to open windows (reduces noise), avoids uncontrolled drafts, reduces heating costs by making less humid air easier to warm. Ventilates only where needed, reducing total airflow and saving energy.

10. ELECTRICITY

The electrical installation complies with the Low-Voltage Electrotechnical Regulations with sufficient power provided for all appliances.

The electrical panel includes high-quality protection systems, separated by circuits.

Parking areas include centralized pre-installation for electric-vehicle charging, with main equipment and wiring conduits to each parking space.

11. COMMUNICATIONS

Television & Telephone

The development includes a TV antenna and a collective DTT antenna, with cable TV up to the home's connection box, providing TV points in the living room and bedrooms.

Telephone connections in the living room and bedrooms.

Video intercom at the main entrance to the development and at each home's entrance.

12. PLUMBING & SANITARY WARE

Plumbing installation uses PEX cross-linked polyethylene pipes and sound-insulated waste pipes.

Bathrooms:

Washbasin integrated into a vanity unit, single-lever tap, and mirror.

White sanitary fixtures.

Shower tray with glass screen (according to project)

Terrace taps included.

13. KITCHENS

Kitchen furnished with upper and lower cabinets with glass-effect finishes.

Worktop in SILESTONE or similar. Stainless steel sink integrated into countertop with single-lever tap, equipped with: Induction hob, extractor hood and oven with microwave function.

14. DEVELOPMENT SECURITY

The complex includes a comprehensive physical security system.

Controlled access to the beach via electronically controlled gate with electronic identification.

15. GARAGE UNDER THE BUILDING

Parking spaces are located partly beneath the building in a semi-basement with natural ventilation and storage rooms.

Additional outdoor covered parking spaces with pergolas.

Direct access to stairs and lifts connecting all residential floors.

16. DEVELOPMENT & COMMON AREAS

The complex includes excellent communal areas, fully enclosed with a metal perimeter fence on walls.

Energy-efficient lighting throughout common areas.

The development features a swimming pool with large green areas.

17. SMART HOME SYSTEM

The home includes an integrated control system offering:

Easier, more comfortable, and safer living for all family members.

Remote management of different systems 24/7.

Energy and cost savings.

The system allows control of various programmable

functions and is expandable for future needs.

Home automation includes:

Technical alarms to alert the owner of potential risks

Smoke detector

Flood detectors in kitchen and bathrooms

Main cold-water shut-off electro valve

Intrusion sensor at main door

User can also control:

General climate control (when installed)

Users can create scenes, macros, timers, and custom automations.

Compatible with voice control via Alexa®, Siri®, or Google®, at user's choice.

Remote interaction with the home through certified mobile apps using any smartphone or tablet, inside or outside the home.

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