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## QUALITY SPECIFICATIONS SUMMARY (EN)

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### **EXTERIOR**

- ❖ 27,000m<sup>2</sup> of tropical, landscaped gardens
- ❖ Gated Community
- ❖ Security circulation with 24-hour manned control gate with CCTV
- ❖ Car Free (circulation and parking is underground)

### **BASEMENT AND GARAGE**

- ❖ Parking space (or two for each Penthouse) will be allocated for each apartment (ADDITIONAL SPACES AVAILABLE FOR PURCHASE)
- ❖ One storage room with lighting and double electricity socket for each unit
- ❖ Garage access with automatic opening mechanism and motion detectors on both sides
- ❖ Each garage has electrical grade conduit pre-installed to allow installation of electric car charging - Price upon Application

### **STRUCTURE, FOUNDATION, WALLS AND INSULATION**

- ❖ Foundation of footing or reinforced concrete slab
- ❖ Basement walls with a 30 cm thickness of steel reinforced concrete
- ❖ The structure of the buildings is based on pillars of steel reinforced concrete and a cavity block concrete slab with appropriate reinforcement of steel.
- ❖ The exterior walls will be of internal cavity construction with added insulation to achieve optimal climate comfort
- ❖ Apartments are separated from each other by a double wall of triple hollow brick, with the latest technology in acoustic insulation
- ❖ The internal walls separating the living and sleeping areas will have additional acoustic insulation

### **EXTERIOR CARPENTRY**

- ❖ Entrance door to all apartments with security anti-leverage hinges
- ❖ Windows and patio doors made from aluminium by Technal

### **INTERIOR CARPENTRY**

- ❖ Interior doors of apartments will be a solid single hinged door veneered waterproof MDF and lacquered in white-matte satin
- ❖ Wardrobes will be constructed in MDF, with a white-matte satin lacquered finish

## FLOORS

- ❖ Flooring of common areas, terraces and pool decks finished with anti-slip, ceramic tiles, combined with white decking
- ❖ Flooring of apartments will be finished in porcelain tiles of 75cm x 75cm, with a natural “cement line” finish (OPTIONS & UPGRADES AVAILABLE)
- ❖ Flooring of Penthouse master bedrooms will be a laminate natural varnished oak of 19 cm in width (OPTIONS & UPGRADES AVAILABLE)
- ❖ Flooring of all bathrooms will be finished in ceramic tiles of 60cm x 60cm, with a natural “hammered marble finish” (OPTIONS & UPGRADES AVAILABLE)
- ❖ Flooring of Private Terraces and Solariums will be finished in non slip porcelain tiles of 75cm x 75cm, with a natural “cement line” finish (OPTIONS & UPGRADES AVAILABLE)

## KITCHEN

- ❖ Unit doors in a stratified matt finish and interior cabinets in melamine (OPTIONS & UPGRADES AVAILABLE)
- ❖ Worktops will be finished in one-piece of ceramic with a natural “hammered marble finish” in light grey
- ❖ Appliances by Bosch including oven, microwave, induction hob, silent extractor hood, dishwasher, american-style refrigerator, washing machine and dryer (OPTIONS & UPGRADES AVAILABLE)
- ❖ Sink and tap by Blanco (OPTIONS & UPGRADES AVAILABLE)

## BATHROOMS

- ❖ Walls in humid areas of apartment bathrooms will be finished in large ceramic tiles with a natural “hammered marble finish”
- ❖ Mechanical ventilation activated with the light switch and automatic shutdown with timer
- ❖ Bathroom furniture will be a suspended cabinet with drawers. The structure will be in MDF, and the doors in walnut wood
- ❖ Frameless mirror with surrounding LED “warm” backlight
- ❖ Shower by Bossini and finished in brushed steel with hidden “cleanline” drainage channel by Geberit
- ❖ Built In bathtub by Laufen, 180cm x 80cm
- ❖ Taps by Zucchetti with a single lever temperature and flow control, finished in brushed steel (options available)
- ❖ Freestanding bathtub in four-bed penthouse master with freestanding tap and shower column by Zucchetti
- ❖ Suspended toilet by Laufen with soft closing “slimline” seat and matt finish flush plate by Gerberit (OPTIONS & UPGRADES AVAILABLE)
- ❖ Accessories included (OPTIONS & UPGRADES AVAILABLE)

## CLIMATE CONTROL



- ❖ Air-to-water heat pump by Daikin (Altherma) that will be used both for the indoor air-conditioning and for the production of hot water and underfloor heating throughout the apartment apart from the bathrooms which have electric underfloor heating

#### **ENERGY EFFICIENT AND SUSTAINABLE DEVELOPMENT**

- ❖ High energy efficient “building envelope” to reduce both heat gain and heat loss with double insulated exterior walls and high density solid core insulation on flat roofs
- ❖ The most advanced insulating windows and doors with 4-sheets of glass, air controlled chamber and additional solar protection film
- ❖ Common areas will have an energy and cost reducing lighting system using low wattage LED lamps with timers and motion detectors
- ❖ Water for garden irrigation sourced from the community's own well
- ❖ Smart, intelligent, energy-efficient, wireless climate control and lighting system by Lutron
- ❖ The parking bay of each apartment can be fitted with an electric car charger point
- ❖ Garage lighting is controlled by movement sensors

#### **CLUBHOUSE FACILITIES**

- ❖ Restaurant and lounge bar
- ❖ Chill out and co-working space
- ❖ Gymnasium
- ❖ Spa with indoor heated pool, steam room, sauna and chill out area
- ❖ 2 outdoor pools, one heated and children's pool
- ❖ Outdoor pool bar and seating area