



#### Air conditioning.

Homes have air conditioning (hot and cold air) through the installation of ducts and equipment consisting of indoor and outdoor units. Domestic hot water (DHW) is generated by a heat pump in an aérothermal system, with a hot water cylinder and the support of an electric immersion heater.



#### Telecommunications.

Television sockets in living room, all bedrooms, terrace and solarium. RJ45 data and telephone connections in the living room, all bedrooms, terrace and solarium. Optical fibre socket in living room. Community Wi-Fi network service with Internet access in the common areas of the central zone of the complex.



#### Flooring, tiling and cladding.

In the interior of the home, imitation wood or plain colour rectified porcelain stoneware. Acoustic insulation under the flooring of the homes.

- Pleasant environment.

Porcelain tile flooring in light tones. Balcony flooring in imitation wood porcelain stoneware.

- Higher durability of the floor, easy cleaning and maintenance.
- Light colours to reflect the heat.

Common areas covered with paving stone, artificial and natural grass, natural stone, stoneware paving etc.

Smooth matt finish plastic paint on interior vertical walls, except those that are tiled (bathrooms, toilets and kitchens).



#### Carpentry and exterior glazing.

Exterior carpentry in aluminium, with thermal bridge break on anthracite grey rollers. Windows with double glazing and solar control (UV and IR filters).

- Heat and sound insulation.
- The sunscreen protects the furniture from discolouration by the sun, and prevents the entry of heat, allowing greater savings in the air conditioning of the home.

Balconies with double glazing security with air chamber and solar control, in addition to stainless steel upper profile.

- Sunscreen that protects from discolouration and entry of heat.

Blinds in all rooms of the house. Option of motorization in rooms and main bedrooms.

Outdoor safety glass railings on terraces and solarium, with concealed stainless steel profiles.



#### Electricity.

Installation of background lighting (recessed neutral-coloured LED-type luminaires) in hall, corridors, living and dining room, kitchen, bathrooms, wardrobe doors and terrace. Facility for the installation of decorative lighting.



#### Kitchen.

Kitchen equipped with tall and low furniture. Drawers and doors with auto-braking system. Counter-top made of quartz agglomerate (Silestone, Compac or similar brand) with under-counter sink and counter-top drainer, taps included.

Appliances included:

- Extraction hood: removable and integrated into a tall unit.
- Touch-control oven and induction hob.
- Fridge.
- Dishwasher.
- Washing machine.
- Pre-installation of dryer and microwave.
- \* Option for panelling of appliances.



#### Bathrooms and plumbing.

The bathrooms have:

- Resin shower trays.
- Shower screen with safety glass.
- Suspended washbasin cabinet.
- Surface mirror on washbasin cabinet.
- Lighting with LED spotlights embedded in the ceiling above the washbasin.
- Toilet with top-brand built-in cistern and two flushing options.
- Taps.
- Wall-mounted shower mixer tap.



#### Carpentry and interior glazing.

Access door: armoured, with security lock with five frontal closing points (12 latches) and retainer (interior colour options available, exterior colour according to the project).

- Security.

Interior doors: lacquered, solid, magnetic slip and cushioned closure with rubber gasket in the frame.

- Anti-slamming.
- Sound insulation.

Built-in wardrobes with lacquered sliding doors, wardrobes with interior lining. Same finish as the interior doors. Bar + overhead shelf.



### Solarium.

The houses that have a private solarium on the roof, have direct access from the terrace of the ground floor of the house through a staircase for private use.

Furnished with:

- Hydro-massage bath, Jacuzzi type, with jets of pressurised air and/or water.
  - Shower with cold and hot water.
  - Electric sockets, data points, TV and lighting, hot and cold water connection, wastewater connection point.
- Construction with asphalt waterproofing, thermal insulation and paved with light-toned porcelain stoneware. With an almost imperceptible slope for water collection.
- Ensures good insulation against the temperature and prevents the paving from getting too hot.
  - The collected water does not drip down the façade.
- The separation between different solariums will be made via a solid wall 170 cm high from the finished floor.
- Total privacy.

#### NOTE

The management reserves the right to make as many changes to these specifications during the execution of the construction works as are deemed necessary, whether imposed by competent authorities or bodies or motivated by demands that may be technical, legal, commercial or due to availability of the materials, but without reducing the overall quality level.



### Parking.

Each house has a parking space and storage room in the basement.



### The Development.

Gated development, with closed-circuit television (security cameras).

Pedestrian access to the development on Avenida Benissa. Consists of doors with remote opening, video intercom and mailbox area.

Green areas with flower beds, natural grass, shrubs, trees and palm trees, with irrigation system.

Also has urban furniture such as benches, litter bins, signage, and outdoor lighting.

The pathways are accessible for people with reduced mobility, with access to all the shared facilities and homes of the development.

The development has the following services:

**Chill out:** Space of about 80 m<sup>2</sup>, composed of a circular bar with tables, sofas and armchairs, under the shade of a modern dome equipped with a terrace.

**Heated pool and gym:** On floors 26 and 27 of the tower, there is a double-height space with gym and a heated pool of some 60 m<sup>2</sup> of water surface area. Has facility for TV installation, access to changing room and sauna. Will have exercise machines.

**Multipurpose terrace:** Common terrace on the first floor with an approximate useful area of 65 m<sup>2</sup>, with facilities for the installation of audiovisual and game systems.

**Children's playground:** Prefabricated children's wooden games, approved, with safety rubber flooring.

**Sports area:** Two glazed paddle courts, multisport track, biomechanics, two petanque courts and surrounding circuit of tracks for running within the development.

**Swimming pools:**

**Swimming pool for adults:** About 400 m<sup>2</sup> of water surface area with vitreous clad sides, with interior lighting with colour changes (LED), stairs with handrails, with three dry areas for sun beds, island and wet bench inside the pool.

**Children's pool:** Shallow children's pool, with 98 m<sup>2</sup> of water surface area, with vitreous clad sides and beach type access, equipped with children's games.

**2 Jacuzzi:** With capacity for 6 people.

**Close to the swimming pools, showers, toilets and lifeguard post and maintenance room.**