

**GARAGE,
PARKING AND
MAIN ACCESS**

- Exterior access pavement to the garage polished concrete screed.
- Interior garage flooring
In polished concrete screed.
- Walls
In brick masonry, plastered and painted.
- Ceilings
Underside of the concrete slab.
- Openings and others
Motorized gate for each parking box.

**COMMON AND/OR EXTERIOR
AREAS**

- Swimming Pool
Surrounding area in permeable drainage paving (Terraway type). Overflow grating channel along the entire perimeter. Saltwater treatment system.
- Plot boundaries
Exterior walls in white concrete.
- Roof terrace
Lounge area with permeable drainage paving (Terraway type), white finish. Seating areas complemented with benches and planters.
- Gates
Automated vehicular access gates.

INDOOR COMMON AREAS

- Flooring
White marble tiles with a polished finish.

➤ Walls

Decorative panel cladding up to the height of the entrance doors in each unit, with polished white marble skirting.

➤ Ceiling

Plasterboard ceiling, finished in RAL 9001.

➤ Elevator

SCHMITT & SOHN elevator.

➤ Lighting

Continuous LED strip lighting.

➤ Unit Entrance

Entrance door with threshold and jambs in polished white marble.

EXTERIOR

➤ Facade

Ventilated facade with high-performance thermal insulation, finished with FRONTEK ceramic panels (ref. ST5006) for a sleek, contemporary look.

➤ Window Frames

Cortizo Cor Vision series frames with polished anodized Gris Lija finish, combining durability and refined aesthetics.

➤ Balconies

Fully lacquered stainless steel railings, designed for elegance and safety.

➤ Flooring

Terraway flooring on balconies and terraces, offering a modern and durable outdoor surface.

COMFORT & SAFETY

➤ Heating & Air Conditioning

Underfloor heating system for efficient and comfortable climate control.

➤ Hot Water

AEROTÉRMICO AQUAPURA INVERTER heat pump with DC Inverter technology, energy class A++.

➤ Insulation

Ultra-acoustic mineral wool insulation in all walls between rooms and ceilings for enhanced soundproofing and comfort.

➤ Lighting

Recessed LED spotlights throughout the apartments. LED strips integrated between kitchen cabinets for ambient lighting.

➤ Blinds

Exterior electric blinds with thermal performance, made of thermolacquered aluminum.

➤ Security & Communication

Entrance doors to apartments equipped with JNF security locks featuring anti-intrusion automatic locking and electronic operation via key or access card. Color video intercom system with Wi-Fi connectivity and smartphone integration (ABB-Welcome).

➤ Electric Vehicles

Independent electric vehicle charging system.

INTERIOR**LIVING ROOMS, BEDROOMS & HALLS**» **Flooring**

Multi-layered wood flooring with a noble Oak finish.

» **Walls**

Double-layer plasterboard walls, painted in RAL 9001.

» **Ceilings**

Suspended plasterboard ceilings, painted in RAL 9001.

» **Woodwork**

Lacquered moisture-resistant MDF doors and skirtings. Lacquered MDF cabinets.

KITCHEN» **Flooring**

Multi-layered wood flooring with a noble Oak finish.

» **Walls**

Wall surfaces between cabinets finished in engineered stone composite.

» **Ceilings**

Plasterboard ceilings, painted in RAL 9001.

» **Cabinetry**

Kitchen cabinets with lacquered moisture-resistant MDF doors and melamine-faced veneered plywood interiors.

» **Worktops**

Engineered stone composite worktops (Compac or equivalent).

» **Appliances & Fixtures**

Built-in appliances by Siemens.
Mixer tap by Bruma.

BATHROOMS» **Flooring**

Honed and resin-treated beige Travertine marble flooring.

» **Walls**

Honed and resin-treated beige Travertine marble wall cladding.

» **Vanity Top**

Honed and resin-treated beige Travertine marble countertop.

» **Sanitary Ware & Fixtures**

Wall-hung toilet – Sanindusa, Urby 52 model.

Countertop washbasins –

Sanindusa, Round model.

Taps by Bruma – Leaf model.

Integrated shower wall niche.

Walk-in shower with floor-level shower base finished in Travertine marble.

» **Laundry / Technical Area**

Porcelain tile flooring and wall finishes.