

## FEATURES AND FINISHES

### ENERGY EFFICIENCY

- Energy Efficiency rating – Class A.
- Aluminium doors and windows with thermal break, double pane glass with sun protection coating.
- Rectified thermal bridging on exterior cladding elements.
- Double exterior walls with 40mm insulation type XPS.
- 100mm type XPS insulation boards on all roof assemblies.
- Electric aluminium window shutters with thermal coating protection.
- Integrated solar panels for water heating.

### SOUND ATTENUATION PROPERTIES

- Soundproof barrier between apartments.
- High quality soundproof main entry doors with 3 deadbolts.
- Gypsum board drop-ceilings throughout.

### INTERIOR FINISHES

- Waterproof gypsum board in Bathrooms.
- Lacquered, matte finish MDF interior and closet doors.
- Interior doors with hidden hinges and magnetic pivoting locks.
- Recessed baseboards and door frames matching adjacent wall planes.
- High quality ceramic tiles on all interior floors.

### EXTERIOR FINISHES

- Waterproof plaster on exterior walls.
- Glass railings on terraces.
- High quality, anti-slip ceramic tiles on terraces and common areas.
- Lacquered metal guard railings on all common area accesses.
- One water and one electrical supply on rooftop terraces.
- BBQ stand with smoke exhaust shaft on terraces-verandas.

## HEATING AND COOLING SYSTEM

- Multi-split type heating and cooling system with hidden ducts and linear outlets.
- Electrically heated bathroom floors.
- Adjustable natural venting system in main rooms.
- Mechanically vented bathrooms (Ventax type).
- Underground parking area fitted with venting system for noxious gases.

## KITCHENS AND APPLIANCES

- Kitchen cabinets in waterproof lacquered MDF, fitted with Silestone countertops.
- BOSCH built-in appliances (fridge, induction stove-top, oven, microwave, dishwasher and washer and dryer combination).

## BATHROOMS

- Bathroom fixtures and faucets from Roca.
- Wall built-in toilet tank type combifix from Geberit.
- Lacquered MDF vanities fitted with Silestone countertops and built-in sinks from Roca.
- Electrically heated floors and electrically heated towel rack.

## ELECTRICAL SYSTEM

- Front door video intercom.
- LED spotlights throughout drop ceiling areas of apartments and villas.
- LED lighting over kitchen countertops.
- Telephone and TV electrical outlets in sitting room and bedrooms.
- Electric shutters over windows.
- Roughed-in wiring for electric vehicle charging in each parking space.

## OUTDOOR FINISHES

- Swimming pool for children and adults, with surrounding area for lounging.
- Garden with natural grass and native plants.
- Walking pavements integrated in the garden design.
- Electronically programmable sprinkler and lighting system in garden and outdoor areas.

**Note:** Due to technical considerations, some of the specifications may be modified for others of equal or better quality.