

GENERAL CHARACTERISTICS:

All apartments have two full double bedrooms, a multipurpose room that incorporates sofa bed which sleeps two people, two full bathrooms, one of which is en-suite to the master bedroom, and a spacious area that connects the hall, kitchen and living-dining room. It is designed to sleep up to six people comfortably, and are fully equipped to ensure a pleasant stay.

SPECIFICATION LIST OF BUILDING MATERIALS:

FOUNDATION AND STRUCTURE

The foundation is executed using a foundation slab on a combination of pilings and buried foundation screens, drilled and excavated continuously and concreted via a pumping system. The type CPI-8 piles support the foundation slab area corresponding to the communal areas and will serve to establish the pile walls in the aforementioned communal areas.

The foundation screens serve to support the area of the three blocks and are to be the beginning of the pillars of the blocks. The foundation slab will be laid upon these piles and screens, which in turn acts as a base and pavement in the basement; the foundation slab, from which pillars and concrete walls start to form the perimeter, is insulated and waterproofed using exterior asphalt emulsion and hydro-expansive joints in connection with the concrete elements.

Rectangular pillars of reinforced concrete will serve as a vertical support structure for the entire construction, the dimensions and typology of which will be according to calculations made. The horizontal structure is composed by means of reticular reinforced concrete slabs, the dimensions and typology of which will be according to calculations made.

FAÇADE, PARTITIONS AND ROOF

The main façade of the buildings consists of an exterior layer of ½-foot triple perforated ceramic brick laid using cement mortar and coated with cement mortar plaster and painted with breathable exterior paint. The interior is thermally insulated by installing mineral fibre which is then covered with type 13N self-supporting double lined laminated plasterboard; the final panels will be further enhanced with 13W in humid areas such as bathrooms. The interior partitions of the home are made with self-supporting plasterboard partitions, using type 13N double laminated gypsum board, further enhanced with 13W in humid areas such as bathrooms and kitchen. This partition is improved internally with thermal and acoustic insulation of mineral wool. The roof of the building, composing of an inverted flat roof that can be transited, will be insulated and waterproofed and finished with ceramic floor tiling.

EXTERNAL CARPENTRY

Superb quality exterior aluminium carpentry is to be installed from the manufacturers 'TECHNAL', the model GY 55 for sliding door enclosures and FY 55 for openings, with enhanced finishes in anodized matte black, in accordance to the quality mark from QUALANOD.

This carpentry stands out for its simplicity in shape and reduction in mass, using reinforced minimalist profiles and the discreet elements of workmanship are employed to conceal the drainage and water evacuation.

This type of carpentry reflects the progression in the market in terms of thermal performance, acoustics and air permeability.

With reference to the glass housed in said aluminium carpentry, it is made up of a 4+4 mm laminated safety glass on both sides with a 10 mm intermediate chamber.

The following components serve to further improve the enclosure glass of the façade:

- The interior 4+4 mm sheet will be type "Guardian Sun", guaranteeing high light transmission, excellent thermal insulation, and effective protection against solar radiation.
- The outer sheet has a layer of butyral installed which has acoustic qualities, thus improving the acoustics in the interior of the room when the windows are closed.
- In the 10 mm intermediate chamber, the air is replaced by Argon gas, further improving the thermal performance and energy efficiency of the windows.

The terraces will offer protection by the means of a 6+6 mm laminated colourless safety glass railing of a total height of 1.10 meters, embedded in a metal "U" fixed to the assembled concrete slab, according to the design.

PLOT ENCLOSURE

The general enclosure of the plot's communal areas and private fencing will consist of exposed reinforced concrete walls built up to an average height of 1 metre and with the remainder consisting of rectangular concrete blocks secured to the primary wall and up to 2 metres in height, in accordance with the design. The entry doors which allow for pedestrian access will be made from metal according to the design, with a video intercom and electro lock for automated control from homes and intelligent opening system for owners, according to specifications to be finalised later.

An automatic sectional garage door with an access ramp and a smart entry system for owners to be installed, according to specifications that will be discussed further on.

BATHROOMS, TAPS AND SANITARY ROOMS

The homes are completely equipped with sanitary fixtures and taps, as follows:

- White resin shower trays in both bathrooms, dimensions depending on the bathroom and project, embedded into the floor and with decorative drainage grate.
- Built-in shower taps - Imex brand (Monza Brushed Rose Gold model).
- Suspended toilet with built-in cistern - Geberit brand
- Sanitary taps next to WC - Imex brand (Munich Brushed Rose Gold model).
- Built-in sink taps - Imex brand (Monza model, Brushed Rose Gold).
- Porcelain sink as per the design with a decorative vanity unit and an illuminating and magnifying mirror hung on the wall. All small bathroom accessories will be in a brushed pink chrome colour. There is also a hair dryer.

INTERIOR CARPENTRY

All of the storage cupboards in the entire apartment are finished with customised carpentry carried out in laminated wood panels with Nebraska Oak finish, and Ral 9010 white lacquered panels.

The kitchen, entrance and bedroom cupboards are therefore integrated. All of the carpentry has built-in LED lighting in shelves and niches, and integrates indirect light which attributes to an even more comforting lighting in the spaces. Internally, the cupboards have shelves, drawers and hanging bars, as well as shoe racks in the bedrooms and a safe is also installed in one of them.

The living room and multipurpose room storage modules are made of lacquered MDF board and Nebraska Oak laminated board. The parts are manufactured by a national manufacturer of quality office and home furnishings and is fully compliant with all of the management processes of the production, in accordance with the international quality management standard ISO 9001:2019, and the ISO 14001:2019 environmental management standard.

The entrance doors are all custom-made from floor to ceiling from DM lacquered in Ral white 9010. Access to the bathrooms and the master suite is through casenet-type sliding doors that can be integrated, while the main entrance and the second bedroom are foldable.

The enclosure of the multipurpose room is by means of elegant frosted-glass sliding doors with white frames, which allow this area to be connected as a day area, but in turn, keeping it independent.

INTERIOR AND EXTERIOR FINISHES

The final façade coating, as specified in the façade chapter, will be a cement mortar wash with a final coat of breathable exterior paint.

The interior flooring, as well as its two terraces, will be laid with 995x995 mm porcelain stoneware tiles of the Lecco Mosaic Line non-slip variety in rectified matte white, to be secured using high performance flexible cementitious glue

mortar and then grouted with special mortar joints in a similar in colour to the tile.

The interior tiling of the two bathrooms will be laid with 900x335 mm stoneware tiles of the Lecco Mosaic Lines variety in rectified matte white, to be secured using high performance flexible cementitious glue mortar and then grouted with special mortar joints in a similar in colour to the tile.

The exterior flooring will be laid with 995x995 mm porcelain stoneware of the Lecco non-slip variety in rectified matte white, to be secured using high performance flexible cementitious glue mortar and then grouted with special mortar joints in a similar in colour to the tile.

The ceilings of the house will be installed using a fixed plasterboard ceiling with 13N type board, and is to be installed at 2 different heights, according to design.

A decorative ceiling will be installed on terrace 01 with access from the living room, according to the design.

The ceilings of the 2 bathrooms will be removable for necessary accessibility to the air conditioning machinery and heat recovery system.

An internal aluminium skirting board lacquered in RAL9010 will be installed.

The final coating of the interior of the home on the plasterboard partitions will be carried out with RAL9010 professional paint for interiors, further improving the flatness of vertical and horizontal components with putty filler and then to be sanded down completely.

ELECTRICITY and TELECOMMUNICATIONS

All electrical and telecommunications installation of the house and plot will be completely terminated according to project distributions, and in compliance with the requirements of the REBT (*Regulations for low tension electrical installations*). All electrical points and mechanism are made by the popular Italian brand BETICINO, as displayed in the show home. Lighting is fully installed as per the design, and a digital video intercom in colour will also be installed allowing guests to open the main door to access the plot.

Lighting will be installed according to project and design.

INTERIOR AND EXCLUSIVE HOUSING EQUIPMENT

FURNITURE EQUIPMENT AND LIVING ROOM/KITCHEN DECORATION:

The kitchen island has two stools made of solid black-stained ash wood. The wooden table incorporated into the island is complemented by 6 dining chairs

made of solid wood and are upholstered in synthetic leather, designed by Carlos Tíscar. In the living room you will find a comfortable armchair made of solid ash wood and upholstered in stain-resistant fabric guaranteeing its easy maintenance, and the sofa, which is a 230 cm in length and suitable for 3-4 people, and upholstered in stain-resistant fabric. Its “Bold” trend design and the softness of its shapes deliver full ergonomics and a sense of well-being. The living room is completed with a pair of coffee tables finished in lacquer and with a micro-textured black thermo-lacquered base, designed by the renowned designer Francesc Rifé. Additionally, there is a 50 cm diameter puff upholstered in the same fabric as the sofa and a striking floor rug, which has the appearance of a traditional sisal rug but has been made from recycled plastic bottles. This affords it to be particularly advantageous as it is suitable for interiors and exteriors since it is made of water-resistant threads and meets all of the test requirements for the withstanding of light, UV rays and abrasiveness and therefore guarantees an optimal performance during all seasons of the year.

The storage in this area is comprises of a suspended sideboard made in white lacquer, composing of two doors that incorporate an interior shelf, and a module with a folding door with a central splitter. Above it, a 75-inch television with Hospitality system (system of privacy and configuration for tourist use) is incorporated into the space. The decorative lighting consists of a suspended light in the kitchen, designed by Joan Gaspar in 2023, and the iconic ‘Follow Me’ portable lamp, designed by Inma Bermúdez.

The living room curtains are made of a sheer curtain material using a perfect wave. This rail system is characterised by maintaining perfectly symmetrical waves, both when the curtain is extended or otherwise. The aesthetic effect is spectacular, elegant yet modern.

Exquisite decoration enriches the design. Two 84x120 cm paintings grace the main wall. This is an original mixed work, painted onto printing canvas and mounted in white wooden frames. Two 28x40 cm photographs, which show scenes from the actual location of the residential area; and a 21x30 cm ecologically digitally printed poster, framed in white aluminium. Two flower pots are also incorporated, designed by the award-winning architect Ramón Esteve. The decoration of the area is completed by vases, candle holders and small ceramic and glass sculptures, carefully selected at the largest decoration and gift items fair, Maison & Objet, which is held biannually in Paris.

Household items, small appliances and utensils:

MULTIPURPOSE ROOM EQUIPMENT:

The functional three-seater sofa bed is upholstered in stain-resistant fabric, making it possible to adapt the living room into a double bedroom and therefore increasing the apartment’s capacity to up to 6 people. The sofa incorporates a hidden drawer under the structure, ideal for storing bedding and cushions. A second rug, the same as the one present in the living room, makes this room a

comfortable place to enjoy the incredible sunsets that can be enjoyed over the lagoon of the Mar Menor.

The space also hosts two white lacquered coffee tables, one solid black stained wooden side table, and an elegant floor lamp with a travertine marble base and Bronze finished metal body.

The TV cabinet consists of a suspended Nebraska Oak finish base which integrates the 55-inch Hospitality TV, and the white lacquered storage modules which house shelves and a hanger to store clothes and personal items.

The multipurpose room integrates a minimalist aluminium screen/door, decorative from floor to ceiling, made up of two fixed panels and 2 sliding panels, with an ornate laminated security glass in every pane.

The high quality screen incorporates a SV-Sincro system which allows the opening and closing of two panels simultaneously and is synchronised at both sides. In addition, it incorporates SoftPro innovative technology, a feature that provides greater precision and security when opening and closing the installation.

The curtain in this room is the same as the living room, as mentioned above.

BEDROOMS:

The bedrooms come equipped with a double bed of a certain height with storage giving occupants the option to store their luggage inside. It is upholstered in removable, stain-resistant fabric and its design integrates perfectly into the custom-made headboard made from a plasterboard niche that incorporates indirect LED lighting and is decorated using Vescom vinyl wallpaper which is durable, completely washable, aseptic, and resistant to bumps and scratches, can be disinfected and is resistant to bacteria and fungi. A 32-inch Hospitality TV hangs in front of the bed.

The mattresses measuring 150x190 cm, are removable and washable. The Multispring® pocket spring core guarantees maximum comfort, since, when used on an individual basis they provide a high degree of bed independence. Adaptability and comfort come hand in hand due to the Visco padding and the upper foam layer. This last cover can be completely removed using a practical zipper giving access to the PUR foam layer. This has important advantages regarding its maintenance, since it can be substituted without having to replace the whole mattress, or the top cover of the mattress can be taken to the dry cleaners in the case of persistent stains.

The nightstands, measuring 50x42 cm, incorporate a storage drawer, and an elegant brass-coloured metal tray, which, together with the reading lights, create a sophisticated atmosphere. A 21x30 cm ecologically printed digital poster accompanied by a subtle piece of decoration are also merged into the design. An attractive and functional 48x48 cm pouf completes the bedroom furnishings.

In reference to the main suite, the dressing room includes an exquisite 160x50 cm vertical mirror, backlit and framed in brass. Likewise, unique pieces of

decoration, and a 30x21 cm white framed photograph decorate the spectacular custom-made shelving that is an outstanding feature in this space.

The large windows facing the sea have refined Mediterranean style Venetian blinds, with wide 5 cm aluminium slats, a wooden gallery and rail. The design allows the regulation of the slats to guarantee greater or lesser visibility and makes their use possible while the windows are open without losing ventilation. Cotton and polyester bedding and towels personalised with the complex's logo concludes the equipment of the apartments.

KITCHEN EQUIPMENT

The kitchen is made up of a custom-made cupboards integrated into the wall and are comprise of laminated board and white lacquered handleless doors; the kitchen island is also made from the same materials.

The countertops are made of Silestone. The sink area comes completely tiled in this material which gives high functionality to the space. Likewise, the island is also covered in the same 12 mm Silestone and will benefit from a mitre edge.

A second custom-made storage area, made from Nebraska oak finish laminated board, incorporates a closed off storage/laundry area where belongings can be stored and where the 8kg washing machine and Aerotermia Nuos 110 L water boiler are to be installed.

All of the main appliances are highly energy efficient, the exteriors of the machinery are integrated into the kitchen furniture, giving the area a sleeker appearance. The equipment consists of a panelled fridge-freezer, a microwave oven with a white glass finish, plate black induction hob with integrated extractor, panelled dishwasher and panelled wine fridge.

The kitchen will be complemented with all of the necessary utensils such as saucepans, frying pans, etc. (in accordance to the tourism regulations) with sufficient quantities so that six people can comfortably enjoy the home. Other small appliances include an Espresso capsule coffee maker, a blender, a toaster and juicer.

TERRACE FURNITURE

The terraces will be equipped according to the design, model and distribution of the show home.

AIR-CONDITIONING

A complete air conditioning system is installed throughout the property and centralised in a single machine that is located in the ceiling of the 2nd bathroom. The air conditioning machinery used is from the Samsung range, with cold capacity of 7.1 kw and heat capacity of 8.0 kW.

The distribution of heated air is conducted through insulated fiberglass ducts, hidden in the false ceilings and direct the air into the 4 areas of the home to be climatized: the living kitchen-diner, multipurpose room, bedroom 01 and bedroom 02.

For the final air delivery into each zone, hidden diffusers without fins will be installed. Their high design and decorative style means they will go almost unnoticed in the wall partitions and will be integrated into them, with only a 20 mm line being visible, the lengths of which will be in accordance to the calculation of each room.

To control the different areas, an independent Airzone system with a thermostat is installed in each of the four zones that are to be climatized, therefore making it possible to switch the air-conditioning on or off in each area independently as well as controlling the temperature via the use of the motorised grill located in each duct in each area.

The machinery is installed and centralised in bathroom 2 in order to avoid possible noise caused by the passage of air through to the grills. Underfloor heating will be installed in the both of the bathrooms, offering additional heating in these rooms.

VENTILATION

An air renewal system will be installed via the installation of a heat recovery system manufactured by Brofer.

This ventilation system functions by extracting stale air from inside the home through 3 extraction inlets located in humid areas (kitchen, bathroom 01 and bathroom 02) and providing clean air from outside by propelling it to the hidden diffusers previously installed for the impulsion of air conditioning.

This insertion and extraction is produced by the Brofer recuperator, which filters and previously cleans the air provided from the outside and exchanges the heat between the volume of air extracted that has already been climatized, with the intake air volume that has not be climatized, therefore improving the energy efficiency of the entire property.

Indoor air quality control system model: Quick Guide - AirQ Sensor

ENERGY SAVINGS

Installation of a heat recovery system as previously mentioned.

In order to avoid wasting energy by leaving the air conditioning or lights on due to an oversight when the home is empty, a system is to be installed that detects these incidences and functions to switch them off.

Window opening sensors will be installed on the façade of the window frames of each of the four rooms so that if opened, a signal is sent to the Air Zone system which in turn closes the motorised vent and will stop the air being distributed into the room.

A system of volumetric sensors will be installed so that, if the home is left entirely empty of all occupants, the system will function by turning off the air conditioning machine completely, as well as all of the lighting in the property.

SMART LOCKS

A smart lock system is to be implemented by the company SALTO, who specialise in both private and community accesses through the installation of locks with magnetic readers and through an app that can be used from a mobile phone.

The main features and enhancements that this system offers to the owner are as follows:

- Manage who has the right to access the property. The owner will have full control of all access functions and features via the SALTO Homelok web application from anywhere.
- Simplified key management. Share and provide access with visitors or new associates of your apartment with a built-in, role-based decentralised access control from your phone which allows you to customise access for each user.
- Easy, secure access without the need for keys. Grant access to those with authorised credentials and mobile phones such as residents, visitors and staff.
- Capabilities. It offers both reliability and security and incorporates SVN and Apple Wallet technology.

COMMUNAL AREAS

The exterior communal areas on the ground floor are arranged extensively and are distributed throughout the entire complex and comprise of the following:

- A 246 m2 infinity pool
- A 103 m2 Children's pool
- A 62 m2 Heated swimming pool which extends the swimming season
- Areas equipped with hammocks for the 3 previous pools.
- Mini golf.
- Parking area for bicycles.
- Outdoor showers next to the entrances/exits to the beach
- Pool bar next to the main Infinity pool.
- 3 circular Jacuzzis next to the main Infinity pool.

- The use of kayaks and paddle surf boards, sailing, etc. organised by a management company

On the ground floor of Block 3, there will also be recreational communal areas comprising of:

- A main reception for guests or accommodation tenants
- Housing for janitor/maintenance
- Health and well-being area with various elements such as hydrotherapeutic shower, a sensory shower, a blue shower, a sauna area and a Turkish bath
- Kids club.
- Gym.
- Toilets in communal areas.

Situated in the basement are the storage rooms and parking which correspond to the properties and are for their exclusive use, a potable water tank as well as the technical and installation rooms.

PRIVATE POOLS

In blocks 1 and 2, the ground floor homes will benefit from 20 m² private swimming pool situated in the garden with a private and direct access to the promenade.

Block 3 penthouse homes will benefit from a shallow swimming pool, in accordance with the design, layout and type of penthouse apartment. Please refer to the individual plans.