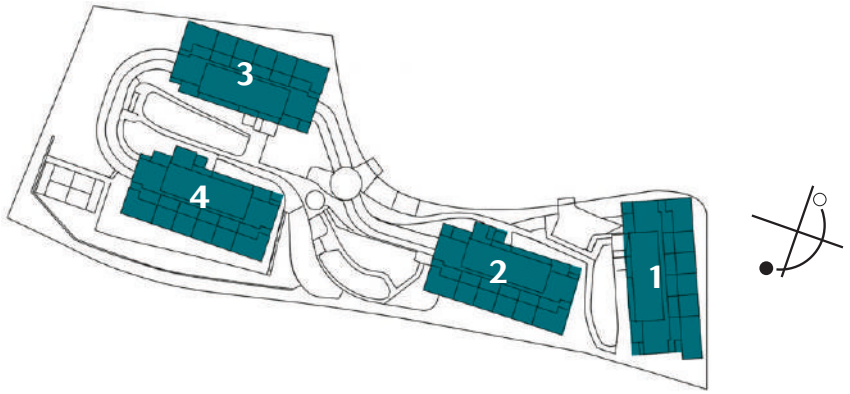
A PERFECT BALANCE BETWEEN PRIVACY & COASTAL LIVING





FOUR RESIDENTIAL BLOCKS, ONE COHESIVE LIFESTYLE

BLOCK TYPOLOGIES



BLOCK 1

	APT 134 1 BED / PENTHOUSE	APT 133 1 BED / PENTHOUSE	APT 132 1 BED / PENTHOUSE	APT 131 1 BED / PENTHOUSE	
APT 126 1 BEDROOM	APT 125 1 BEDROOM	APT 124 1 BEDROOM	APT 123 1 BEDROOM	APT 122 1 BEDROOM	APT 121 1 BEDROOM
APT 116 1 BEDROOM	APT 115 1 BEDROOM	APT 114 1 BEDROOM	APT 113 1 BEDROOM	APT 112 1 BEDROOM	APT 111 1 BEDROOM
APT 106 1 BED / GARDEN	APT 105 1 BED / GARDEN	APT 104 1 BED / GARDEN	APT 103 1 BED / GARDEN	APT 102 1 BED / GARDEN	APT 101 1 BED / GARDEN

BASEMENT / PARKING

BLOCK 2

	APT 234 1 BED / PENTHOUSE	APT 233 1 BED / PENTHOUSE	APT 232 1 BED / PENTHOUSE	APT 231 1 BED / PENTHOUSE	
APT 226 1 BEDROOM	APT 225 1 BEDROOM	APT 224 1 BEDROOM	APT 223 1 BEDROOM	APT 222 1 BEDROOM	APT 221 1 BEDROOM
APT 216 1 BEDROOM	APT 215 1 BEDROOM	APT 214 1 BEDROOM	APT 213 1 BEDROOM	APT 212 1 BEDROOM	APT 211 1 BEDROOM
APT 206 1 BED / GARDEN	APT 205 1 BED / GARDEN	APT 204 1 BED / GARDEN	APT 203 1 BED / GARDEN	APT 202 1 BED / GARDEN	APT 201 1 BED / GARDEN

BASEMENT / PARKING

BLOCK 3

	APT 334 1 BED / PENTHOUSE	APT 333 1 BED / PENTHOUSE	APT 332 1 BED / PENTHOUSE	APT 331 1 BED / PENTHOUSE	
APT 326 1 BEDROOM	APT 325 1 BEDROOM	APT 324 1 BEDROOM	APT 323 1 BEDROOM	APT 322 1 BEDROOM	APT 321 1 BEDROOM
APT 316 1 BEDROOM	APT 315 1 BEDROOM	APT 314 1 BEDROOM	APT 313 1 BEDROOM	APT 312 1 BEDROOM	APT 311 1 BEDROOM
APT 306 1 BED / GARDEN	APT 305 1 BED / GARDEN	APT 304 1 BED / GARDEN	APT 303 1 BED / GARDEN	APT 302 1 BED / GARDEN	APT 301 1 BED / GARDEN

BASEMENT / PARKING

BLOCK 4

	APT 434 1 BED / PENTHOUSE	APT 433 1 BED / PENTHOUSE	APT 432 1 BED / PENTHOUSE	APT 431 1 BED / PENTHOUSE	
APT 426 1 BEDROOM	APT 425 1 BEDROOM	APT 424 1 BEDROOM	APT 423 1 BEDROOM	APT 422 1 BEDROOM	APT 421 1 BEDROOM
APT 416 1 BEDROOM	APT 415 1 BEDROOM	APT 414 1 BEDROOM	APT 413 1 BEDROOM	APT 412 1 BEDROOM	APT 411 1 BEDROOM
APT 406 1 BED / GARDEN	APT 405 1 BED / GARDEN	APT 404 1 BED / GARDEN	APT 403 1 BED / GARDEN	APT 402 1 BED / GARDEN	APT 401 1 BED / GARDEN

BASEMENT / PARKING

HOUSING TYPOLOGIES

TYPE 1 / 1C + GARDEN / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom, private terrace and garden.

TYPE 1 / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom and private terrace. Available on the first and second floors.

TYPE 2C PENTHOUSE / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom and a spacious private terrace.





EXTERIOR

- **Accessibility:** Barrier-free design throughout the development, ensuring comfortable and convenient access for all residents.
- **Pedestrian paths:** Stamped and decorative concrete pathways integrated into landscaped communal areas.
- **Landscaping & irrigation:** Carefully designed green areas with an automatic irrigation system, providing privacy and enhancing the natural surroundings of the development.
- **Outdoor lighting:** Energy-efficient exterior lighting with programmed schedules for optimized energy consumption.
- **Exterior finishes:** High-performance waterproof mortar reinforced with fibres and finished with three coats of exterior paint for increased durability and weather resistance.
- **Lifts:** Silent elevators installed in each residential block, providing comfortable access between all levels. Lift capacity to be confirmed.
- **Communal areas:** Energy-efficient lighting with motion sensors and programmable schedules.
- **Communal flooring:** Durable non-slip porcelain flooring throughout shared areas for increased safety and easy maintenance.
- **Parking access & safety:** Controlled access to the parking area, complemented by a fire protection system and CO_2 detectors.
- **Façades:** High-performance façade construction incorporating brickwork, polyurethane thermal insulation, intermediate plastering and double plasterboard interior lining to enhance thermal efficiency.







LIVING AREAS

- **Flooring:** Light-toned laminate flooring with a natural wood-effect finish.
- **Walls & ceilings:** Smooth painted finish in neutral tones, applied in three coats for a uniform and durable result.
- **False ceilings:** Plasterboard suspended ceilings with discreet inspection hatches for access to technical installations.
- **Windows & glazing:** PVC double-glazed windows designed to improve thermal insulation and energy efficiency.
- **Entrance doors:** Armoured entrance doors providing additional security and durability.
- **Interior doors:** Laminated interior doors with matching frames and contemporary handles. Door height: 2,05 mm



Interior Door Finish



Window PVC Frame



Wood-Effect Laminate Flooring







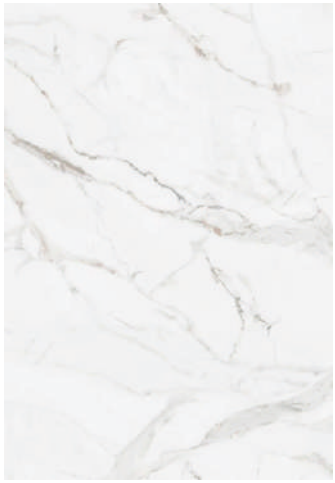
KITCHENS & LAUNDRY AREAS

- **Kitchen cabinetry:** Fully fitted kitchen with contemporary-style units featuring laminated fronts in neutral finishes and light tones.
- **Layout:** Open-plan kitchen integrated into the living area and designed to provide a bright, functional and comfortable space.
- **Appliances:** A selection of **BALAY** appliances, or equivalent, comprising a refrigerator, induction hob, dishwasher, extractor hood and built-in oven.
- **Laundry area:** The washing machine and electric water heater will be located on the property's terrace.

Balay



Laminated Cabinet Front



Worktop & Backsplash Finish







BEDROOMS

- **Wardrobes:** Built-in wardrobes with melamine-finished interiors, including drawers and shelves, and laminated facades.
- **Interior doors:** Laminated interior doors with matching frames and contemporary handles.
- **Windows & glazing:** Double-glazed windows providing improved thermal insulation and energy efficiency.





Wardrobe Facade Finish



Laminated Wardrobe Facade





BATHROOMS

- **Wall & floor tiles:** Porcelain tiles in a light marble-effect finish, creating a clean and contemporary look.
- **Taps & shower fittings:** Chrome-finish bathroom fittings by ROCA or equivalent.
- **Shower screens:** Clear glass shower enclosures with a simple contemporary design.
- **Bathroom finishes:** Neutral tones and easy-to-maintain materials selected for a practical and modern finish.



Porcelain Bathroom Tiles



Chrome Bathroom Fittings
ROCA or equivalent



COMMON AREAS

- **Landscaped areas:** Generous landscaped communal areas designed to provide pleasant green surroundings and greater privacy for residents.
- **Swimming pool:** Large communal outdoor swimming pool with a surrounding relaxation area.
- **Pool surrounds:** Non-slip outdoor flooring in porcelain tiles or similar suitable material.
- **Padel court:** Communal padel court available for residents.
- **Outdoor gym:** Dedicated open-air workout area with exercise equipment for residents.
- **Children's playground:** Dedicated outdoor play area for children.
- **Pedestrian paths:** Decorative concrete pathways integrated throughout the landscaped communal areas.







HOME COMFORT & ENGINEERING

- **Air conditioning:** Centralized ducted air-conditioning system serving the entire apartment.
- **Hot water:** 100-litre hot-water storage tank for domestic hot-water supply.
- **Terrace utilities:** Outdoor water points and waterproof electrical sockets provided on terraces.

ENERGY EFFICIENCY

- **Efficient lighting:** LED lighting with motion sensors in communal areas and garages to help reduce unnecessary energy consumption.
- **Automatic irrigation:** Programmable irrigation system for landscaped communal areas.
- **Windows & glazing:** Double-glazed windows designed to improve thermal insulation and energy efficiency.
- **Heating & hot water:** Efficient heating and hot-water systems designed to help reduce energy consumption.

