



Quality specifications

PALMWAVE
APARTMENTS



The homes at El Valle Residences have been designed to live in harmony with an environment where architecture, light and materials interact with the surrounding Mediterranean landscape.

Design and essence combine in spacious, functional spaces that are naturally integrated into the heart of El Valle Golf.

This report outlines the criteria, materials and solutions that shape a home where nature, well-being and quality construction come together.

LIVING EL VALLE



Large windows in the living room, kitchen and dining room



Open and bright spaces



High-quality materials





Foundations and structure

Reinforced concrete structure with isolated footings and waffle slab floors.



External wall construction

External wall comprising lightweight ceramic block masonry (14 cm external layer), rigid expanded polystyrene insulation panels (40mm), and internal lining with double plaster-board panels incorporating 65 mm mineral wool insulation.



Roofing

Solarium areas on penthouses and ground-floor terraces finished with first-quality, non-slip porcelain tiles.



Façade

Scraped single-coat render with water-repellent finish, in accordance with architectural design.



Internal partitions

Metal stud partition system with double plaster-board panels on both sides, incorporating mineral wool insulation for acoustic performance.



Bathroom wall finishes

First-quality ceramic wall tiling, in accordance with interior design specifications.

Internal and external flooring

- **INTERNAL FLOORING:** First-quality porcelain tiles with flush skirting boards, as per interior design.
- **EXTERNAL FLOORING:** First-quality non-slip porcelain tiles, matching the internal flooring range.



Lighting and electrical fittings

LED interior lighting with recessed ceiling downlights throughout the property. White electrical fittings and sockets installed in compliance with current regulations.



Paint finishes

Smooth matte paint finish to walls and ceilings.



External joinery

Extruded aluminium window and door frames with thermal break, recessed into the living room flooring where applicable.



Internal joinery and fittings

- **KITCHEN:** Fully fitted kitchen with wall and base units in plywood panels, push-opening system, and island unit, as per interior design. High-quality worktop and integrated sink with polished edges.
- **WARDROBES:** Hinged or sliding wardrobe doors in plywood panels. Textured internal finish with shelving and hanging rail, fully adapted to dimensions.
- **BATHROOM FURNITURE:** Wall-hung vanity units with integrated washbasins.
- **ENTRANCE DOOR:** Armoured timber entrance door, fully compliant with regulations and flush with corridor walls.



Glazing

- Double-glazed windows with air cavity and solar control glass, in accordance with the Spanis Building Regulations (CTE)
- Fixed or sliding glass shower screens, a per design.
- Safety toughened glass balustrades.



Sanitary ware and taps

- Wall-hung WC in white with lacquered seat and cover.
- Countertop washbasins integrated into vanity units, as per interior design.
- Chrome-finished single-lever mixer taps to washbasins and showers.



Heating, cooling and ventilation

- Direct expansión air conditioning system.
- Electric domestic hot water system supported by aérothermal technology.
- Mechanical ventilation system with heat recovery and continuous air renewal.



External areas

- **COMMUNAL GARDENS:** Lansdscaped in accordance with a dedicated landscape design, including irrigation and lighting systems.
- **COMMUNAL SWIMMING POOL:** finished with first-quality porcelain tiling and LED lighthouse.



Special installations

- Secure video entry phone system.
- Automatic fire detection system and flood detection sensors.
- Pre-installation for blinds.
- Garaje & Storage room



Appliances

- Integrated oven, microwave, fridge and dishwasher.
- Induction hob with integrated extractor.
- Front-loading washer-dryer.



Optional (extras)

- Zoned climate control system (Airzone).
- Decorative wallpaper to bedroom headboards.
- Motorised internal blinds.



Panoramic views
of the golf course



Spacious terraces



EL VALLE RESIDENCES



**Quality
specifications**



SIX NATURE
VILLAS



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LIVING EL VALLE



Large windows in the living room, kitchen and dining room



High-quality materials



Private pool on the golf course front line



These images are an artistic impression of the actual project and are subject to possible changes for technical, legal or administrative reasons. These images have no contractual value. Some of the elements are purely decorative and are not included in the property.



Foundations and structure

Reinforced concrete structure with isolated footings and waffle slab floors.



External wall construction

External wall comprising lightweight ceramic block masonry (14 cm external layer), rigid expanded polystyrene insulation panels (40mm), and internal lining with double plaster-board panels incorporating 65 mm mineral wool insulation.



Roofing

Solarium areas on penthouses and ground-floor terraces finished with first-quality, non-slip porcelain tiles.



Façade

Scraped single-coat render with water-repellent finish, in accordance with architectural design.



Internal partitions

Metal stud partition system with double plaster-board panels on both sides, incorporating mineral wool insulation for acoustic performance.



Bathroom wall finishes

First-quality ceramic wall tiling, in accordance with interior design specifications.

Internal and external flooring

- **INTERNAL FLOORING:** First-quality porcelain tiles with flush skirting boards, as per interior design.
- **EXTERNAL FLOORING:** First-quality non-slip porcelain tiles, matching the internal flooring range.



Lighting and electrical fittings

LED interior lighting with recessed ceiling downlights throughout the property. White electrical fittings and sockets installed in compliance with current regulations.



Paint finishes

Smooth matte paint finish to walls and ceilings.



External joinery

Extruded aluminium window and door frames with thermal break, recessed into the living room flooring where applicable.



Internal joinery and fittings

- **KITCHEN:** Fully fitted kitchen with wall and base units in plywood panels, push-opening system, and island unit, as per interior design. High-quality worktop and integrated sink with polished edges.
- **WARDROBES:** Hinged or sliding wardrobe doors in plywood panels. Textured internal finish with shelving and hanging rail, fully adapted to dimensions.
- **BATHROOM FURNITURE:** Wall-hung vanity units with integrated washbasins.
- **ENTRANCE DOOR:** Armoured timber entrance door, fully compliant with regulations and flush with corridor walls.



Glazing

- Double-glazed windows with air cavity and solar control glass, in accordance with the Spanis Building Regulations (CTE)
- Fixed or sliding glass shower screens, a per design.
- Safety toughened glass balustrades.



Sanitary ware and taps

- Wall-hung WC in white with lacquered seat and cover.
- Countertop washbasins integrated into vanity units, as per interior design.
- Chrome-finished single-lever mixer taps to washbasins and showers.



Heating, cooling and ventilation

- Direct expansión air conditioning system.
- Electric domestic hot water system supported by aerothermal technology.
- Mechanical ventilation system with heat recovery and continuous air renewal.



External areas

- **COMMUNAL GARDENS:** Lansdscaped in accordance with a dedicated landscape design, including irrigation and lighting systems.
- **COMMUNAL SWIMMING POOL:** finished with first-quality porcelain tiling and LED lighthouse.



Special installations

- Swimming-pool.
- Pre-installation for blinds.
- Secure video entry phone system.
- Automatic fire detection system and flood detection sensors.



Appliances

- Integrated oven, microwave, fridge and dishwasher.
- Induction hob with integrated extractor.
- Front-loading washer-dryer.



Optional (extras)

- Zoned climate control system (Airzone).
- Decorative wallpaper to bedroom headboards.
- Motorised internal blinds.



Façade with
Mediterranean design



Road for buggies

