



Foundations and structure

- Reinforced concrete foundations and structure in accordance with current regulations.



Facade enclosure

- Multi-layered facade enclosure with thermal and acoustic insulation.
- Exterior finish in ceramic brick and single-coat rendering (for improved preservation and maintenance).



Partition walls and insulation

- Self-supporting interior partition walls made of laminated plasterboard with high-density rock wool.
- Party walls made of sound-absorbing brick will include an acoustic enhancement membrane.
- Suspended ceilings in laminated plasterboard.



Exterior joinery

- High-quality lacquered aluminium exterior joinery with thermal break.
- Anthracite grey or similar colour. Electric blinds as per exterior joinery specifications, made of aluminium slats (except in kitchens and bathrooms).



Glazing

- Double glazing with air chamber (Climalit® type or similar), ensuring thermal and airborne noise insulation in compliance with current regulations.



Interior joinery

- Armoured entrance door to each dwelling with an interior finish matching the rest of the joinery.
- Lacquered interior doors with a contemporary design and stainless steel handles.
- Built-in wardrobes with main compartments in the areas indicated on the plans, with doors matching the interior joinery of the dwelling.



Flooring

- Throughout the property, including terraces, high-quality coloured-in-body ceramic stoneware flooring.
- In outdoor communal areas, the same type of flooring will be used with anti-slip finish, type C2.



Wall finishes

- Suspended ceilings in laminated plasterboard in the areas indicated in the project.
- Smooth paint finish in all rooms except for bathrooms and toilets, which will feature rectified ceramic cladding and/or special moisture-resistant paint.



Air conditioning, plumbing and hot water

- Air conditioning installed in all rooms except wet areas (heating/cooling) via an Inverter heat pump system and interior ducted unit, from leading brands, with Wi-Fi control.
- 100% of Domestic Hot Water (DHW) demand met via individual production system using aérothermal equipment.



Sanitary fittings

- Sanitary ware by GROHE or another renowned brand.
- Single-lever mixer taps for bathtubs and showers by GROHE or another renowned brand.



Kitchen units and appliances

- Kitchen wall with lower and upper units in matt white finish.
- Porcelain worktop with 12mm front.
- Undermounted stainless steel sink with single-lever mixer tap.
- Stainless steel appliances: integrated fridge; induction hob and extractor hood; built-in oven and microwave; integrated washing machine and dishwasher, all by BOSCH or another renowned brand.



Electricity

- Switched light points in all bedrooms and hallways with fittings by JUNG model LS990 or similar.
- Terrace lighting.
- High electrification level.



Telecommunications installation

- Dwellings adapted to current telecommunications regulations.
- TV, telephone and data sockets in living room, kitchen and bedrooms.



Communal areas

- Outdoor communal swimming pool with saline chlorination system, full purification system and lighting.
- Landscaped outdoor areas.
- Two lifts with capacity for 6 persons, with interior and exterior stainless steel doors.



Sunrise Beach

R E S I D E N C I A L

This specifications report is for guidance purposes only, and the developer reserves the right to introduce any modifications required for technical or legal reasons, as indicated by the project architect, where necessary or advisable for the correct completion of the building, or as mandated by the relevant public authorities, in which case such items shall be replaced with others of equal or superior quality.