



NJOY SHORE FRONTLINE VILLAS



- Building Specifications -

NJOY SHORE Frontline Villas is a unique residential development on the Costa Blanca, comprising 30 townhouses on the beachfront of Amerador, an exceptional location known for its crystal-clear waters and tranquility, offering extraordinary views of the Mediterranean.

• *Partitions:*

Separation between units: riveted steel sheet, brick or concrete partition depending on the area. Interior: double-layer laminated plaster board on galvanized steel profiles with acoustic insulation.

Interior partitions: laminated plaster board on galvanized steel profiles with interior insulation. Sheet metal cladding in areas where kitchen cabinets and TV units are mounted.

Q3 (special) quality finish on all exposed walls.

• *Flooring:*

High-quality porcelain tile or natural wood-style SPC flooring in the living room, bedrooms, and hallway, with models to choose from based on customization options (for porcelain and SPC). PVC or ceramic baseboards depending on the combinations. Non-slip porcelain tile on terraces and paved porches.

• *Suspended ceilings and interior finishes:*

Laminated plasterboard drop ceiling throughout the home. Drop ceiling with removable panels and semi-concealed trim in bathrooms where HVAC units are installed.

Living room, bedrooms, and hallways: Two coats of smooth-finish acrylic paint in a color of your choice based on customization options. White ceilings.

Bathrooms: High-quality porcelain tile with designs to choose from based on customization options.

• *Interior woodwork:*

2.10 m high smooth interior doors in MDF, lacquered in a color of your choice based on customization options, with acoustic weatherstripping and a metal handle on hinged doors, and a flat handle and insulating felt on sliding doors.

Floor-to-ceiling built-in closets with sliding or hinged doors in MDF lacquered in a color of your choice based on customization options, lined with a fabric-effect finish and featuring a luggage shelf and hanging rod.

Grade 4C security main entrance door to the residence with steel and metal structure and frame, anti-pry and anti-drill lock with panoramic peephole, with interior finish matching the rest of the woodwork.

• *Exterior joinery:*

Exterior window and door frames made of colored PVC profiles, featuring double glazing and an air cavity. Balcony doors and windows in bedrooms and the living room will be sliding or casement-style depending on the model, with aluminum slat blinds that match the color of the frames and are filled with polyurethane for improved thermal and acoustic insulation. In units with bathroom windows, a PVC/aluminum tilt-and-turn model with translucent glass and no blinds will be installed. Kitchen window without a blind. In rooms with access to a terrace, the lower part of the balcony door will be flush with the flooring for easy access and visual continuity.

The first-floor terrace (types E, F, and G), as well as the part of the solarium facing the sea, will feature glass railings to allow residents to enjoy the extraordinary sea views.

The ground-floor gardens will have a metal fence and a gate for direct access from the residential complex's common paths (only the units marked on the sales plans).

The door to the gallery will be a sliding door with translucent glass in the units with a gallery adjacent to the kitchen.

• *Heating, Ventilation, and Air Conditioning (HVAC) and Hot Water:*

Air conditioning system for the ground floor and first floor (heating and cooling) via ducted air. Outdoor unit using direct expansion and indoor units in the drop



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ceiling of one bathroom on each floor. Thermostats located in the living-dining room and bedroom 1. The private basement will have pre-installation for split-system air conditioning (only for units with a basement). Domestic hot water is produced by an air-source heat pump—a compact storage tank with occasional electric backup. The air-source heat pumps are located inside each unit, in a ground-floor cabinet or in the basement (depending on the floor plans for each unit type), and the outdoor HVAC units are in the portion of the solarium reserved for utilities.

• **Bathrooms and sanitary fixtures:**

Large-format shower pans made of extra-thin resin with a non-slip finish. Safety glass shower enclosure with sliding or hinged access. Concealed plumbing fixtures consisting of a single-lever mixer, a hand shower, and a rain showerhead suspended from the drop ceiling in the master bathroom. In bathrooms 2 and 3, exposed plumbing fixtures and a hand shower with a wall-mounted bracket.

Wall-mounted vanity unit and mineral countertop with a dual-use sink in Bathroom 1 and a single-use sink in the remaining bathrooms. Surface-mounted mirror with LED backlighting and anti-fog system in Bathroom 1 and standard in Bathrooms 2, 3, and the guest bathroom. Eco-efficient, low-flow single-handle faucets.

Wall-hung vitrified porcelain toilets with soft-close lids and concealed cisterns.

General bathroom lighting with LED downlights.

• **Kitchen:**

Fully furnished kitchen with large-capacity upper and lower cabinets, drawers with soft-close mechanisms.

Quartz countertop with undermount stainless steel sink and deck-mounted single-handle faucet. Kitchen cabinet fronts with seamless HLP laminate panels in finishes to be selected according to customization options.

Color of cabinet fronts and countertop to be chosen according to customization options. The refrigerator and dishwasher will be left panel-ready for better visual integration (refrigerator and dishwasher will be optional at an additional cost).

LED strip under upper cabinets and LED spotlights above.

Appliances included: flexible induction cooktop, pull-out range hood with built-in lighting, oven, and microwave.

• **Electrical and telecommunications:**

High-grade electrical installation (9.2 kW). Top-brand fixtures, with USB/C charging ports in the kitchen and bedrooms. Exterior lighting via wall sconces and installation of weatherproof electrical outlets on terraces.

DTT/SAT TV outlets in the living room and bedrooms. Access to broadband services via fiber optics. Data outlets in the living room and bedrooms. Video intercom connectable to a smartphone (only for the main entrance of the residential complex; the other pedestrian entrances have an entry code or key).

• **Solarium:**

Access to the solarium via an internal staircase within the unit, featuring a motorized, weatherproof door with thermal and acoustic insulation. It will include:

- Pre-installation for a Jacuzzi on the solarium (structural reinforcement and utility connections).
- Pre-installation for a barbecue, sink, and refrigerator on the solarium.
- Shower and light fixtures.

• **Gardens:**

The villas feature:

- Front garden with paved porch area, artificial grass, and perimeter cypress hedge with drip irrigation, fencing, and gate providing access to the common area (only for the units shown on the plans).
- Paved garden at the entrance to the home, with paving, fencing, and a gate (only for the homes shown on the floor plans).

• **Garages and storage rooms:**

Depending on the type, each unit will have either surface parking or underground parking, always within the unit's private area, except for Type L units, which have a parking space and a storage room in the basement. The homes in Block 3 will have an individual enclosed garage. The entire garage will have a troweled



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concrete floor finish, for both common and private areas. Additionally, the parking spaces will have pre-wiring for electric vehicle charging.

● **Common Areas:**

Exclusive beachfront development featuring:

- Infinity pool with ocean views and a swimming lane featuring saltwater chlorination and night lighting.
- Heated Jacuzzi.
- Poolside area with lounge chairs and showers.
- Outdoor gym for calisthenics.
- Pickleball court – Multi-sport court.
- Viewing deck – Zen deck.
- Pond and recreational water features.
- Spacious landscaped areas with careful landscaping.
- Internal circulation and walking paths, with various pedestrian entrances.

● **Community amenities:**

Smart lockers for online shopping, video intercom access, and RFID electronic keys at entrances to the residential complex, pool, and garage access points.

Energy-efficient LED lighting.

- **UPGRADING COLLECTION VILLAS (Types E, F, and G)**

- High-quality large-format rectified porcelain tile or natural wood-style SPC flooring in the living room, bedrooms, and hallway, with models to choose from based on customization options (for porcelain tile and SPC).
- On the ground floor and first floor, the laminated plasterboard drop ceiling will feature recessed lighting in the front facade area of the living room and bedrooms.

- Quartz kitchen backsplash matching the countertop.
- Interior doors with decorative milling, top molding and side jambs extending to the ceiling, magnetic latch, and concealed hinges.
- Drawers in built-in cabinets.
- Backlit mirrors and spotlights above mirrors in bathrooms.
- Electric radiant floor heating in bathrooms.
- Motorized blinds in the living room and master bedroom.
- Enclosed garage with individual motorized door and remote control.
- SIEMENS or BOSCH kitchen appliances included: flexible induction cooktop, pull-out range hood with built-in lighting, oven, and microwave. Flat-panel refrigerator and dishwasher for better visual integration.

UNIQUE HOMES. CUSTOMIZE YOUR HOME AT NO EXTRA COST:

Flooring: Three models of stoneware and SPC vinyl flooring.

Ceramic wall tiles: Three options.

Kitchen: Three finishes for cabinet fronts and countertops.

Interior doors and cabinets: Three finishes.

Paint: Three colors.