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*Holistic health
&
Branded residences*

QUALITY SPECIFICATIONS

THE BUILDINGS

O1 FOUNDATIONS AND STRUCTURE

The building foundations have been designed in strict accordance with the site-specific soil study, ensuring proper load transmission and the overall stability of the building complex.

Solutions adapted to the soil's bearing capacity have been adopted, optimizing the durability and safety of the construction.

O2 STRUCTURE

The load-bearing structure is designed using a reinforced concrete system, sized in compliance with current regulations and quality standards.

The project has been developed taking into account the specific requirements of a tropical and marine environment, considering factors such as wind, humidity, and potential saline aggression, with the aim of ensuring optimal long-term performance and minimizing structural maintenance needs.

O3 ROOFS

The roofs have been conceived to guarantee maximum watertightness and durability.

In non-accessible areas, waterproofing systems are provided using high-resistance self-protected membranes, capable of withstanding severe weather conditions.

In accessible roofs or terraces, a ceramic pavement finish suitable for outdoor use is incorporated, combining mechanical resistance, durability, and aesthetics. These surfaces are designed as livable spaces for enjoyment.

Likewise, perimeter planters are planned to help improve privacy between dwellings, favor landscape integration, and act as a passive thermal control element, reducing the direct incidence of solar radiation on the surfaces.

O4 FACADES

The facades are specifically designed to respond to tropical climatic conditions, using filled precast concrete blocks coated with cement mortar and decorative paint, combining criteria of energy efficiency, durability, and low maintenance.

The facades are combined with wooden elements in the form of canopies to favor the solar control of the buildings and improve their energy efficiency.

O5 EXTERIOR JOINERY

The exterior joinery is implemented using lacquered aluminum systems, providing a contemporary and elegant aesthetic, as well as high resistance to corrosion.

The windows incorporate double glazing, significantly improving the thermal and acoustic insulation of the homes.

The selected systems feature specific performance capabilities against adverse weather conditions, such as strong winds, high humidity, and intense solar exposure, guaranteeing interior comfort and energy efficiency.

THE DWELLINGS

O1 FLOORING AND TILING

Interior floors are made of premium quality porcelain material, selected for its high resistance to wear, easy maintenance, and excellent performance in humid environments.

In wet areas, porcelain wall tiling is used to guarantee impermeability and durability.

The ceramic skirting board is installed flush with the wall, providing a continuous and clean aesthetic in line with the contemporary design of the project.

O2 WALL CLADDINGS AND FALSE CEILINGS

Interior wall claddings are finished with natural clays, materials that provide a warm and organic aesthetic, in addition to contributing to the hygrothermal regulation of the interior environment, improving the comfort of living spaces.

False ceilings are implemented using laminated plasterboard systems, allowing for proper integration of installations and a uniform finish.

In wet areas, such as bathrooms and kitchens, water-resistant boards are used, specifically designed to resist humidity and prevent associated pathologies.

O3 INTERIOR JOINERY

Interior doors are made of natural solid wood, providing warmth, quality, and durability. Magnetic closing systems are incorporated to improve functionality and reduce hardware wear, which has been carefully selected for its design and resistance.

The entrance door to the home will be paneled, with finishes matching the interior design, and will include a security lock, guaranteeing protection and privacy.

Wardrobes are delivered equipped with interior LED lighting, improving visibility and functionality. Hinges feature soft-close systems, providing smooth use and extending the lifespan of the furniture.

O4 KITCHEN AND LAUNDRY

Kitchens are designed as spaces integrated into the home's architecture.

The equipment includes natural wood furniture, which adds warmth and aesthetic quality, with soft-close drawer systems that improve ergonomics and durability for daily use.

In the case of choosing the optional refrigerator and dishwasher appliance package, these will be delivered paneled, integrating completely into the kitchen design and maintaining the visual continuity of the space.

O5 BATHROOMS

Bathrooms are designed with a careful selection of materials and equipment, combining design and functionality.

Dual-flush toilets are installed, favoring water savings.

Under-sink cabinets provide storage capacity, while shower trays are executed seamlessly with the same bathroom flooring, creating more spacious and accessible areas.

Showers incorporate a designer single-handle column, guaranteeing comfort and ease of use.

INSTALLATIONS

O1 PLUMBING AND SANITATION

The plumbing and sanitation installation has been designed and executed according to current regulations, guaranteeing efficient, safe, and durable supply in all homes. The water distribution network has outlets in all points required by regulations, ensuring proper provision in kitchens, bathrooms, outdoor areas, and auxiliary spaces.

The installations are made with high-quality materials, resistant to corrosion, pressure, and conditions typical of a tropical and marine environment. The entire network has been subjected to watertightness and pressure tests to guarantee the absence of leaks before being put into service.

In the exterior and common areas, service taps are provided for irrigation and maintenance, facilitating the care of gardens and landscaped areas.

The sanitation system is designed independently and efficiently, incorporating a grease trap in each building block, allowing for the pre-treatment of gray water from kitchens, preventing blockages, and improving network performance.

O2 AIR CONDITIONING

Air conditioning installations have been designed to provide maximum comfort inside the homes and will be responsible for maintaining the correct temperature, humidity, and air quality within their limits.

For this purpose, the homes include an air conditioning system via splits.

O3 ELECTRICITY, LIGHTING, AND AUDIOVISUALS

The electrical installation will have the corresponding outlets according to current regulations, guaranteeing safety and reliability.

In outdoor areas, waterproof sockets are provided, prepared for use in humid conditions. The installation for Inverter systems is planned, included in the optional appliance package.

O4 INTERIOR LANDSCAPING & INFRASTRUCTURE

The landscaping project is carefully integrated into the natural environment through a landscape design based on native species, adapted to the local climate and with low water requirements, favoring sustainability and reducing maintenance and water consumption needs.

Outdoor lighting is implemented using low-consumption and high-energy-efficiency systems, contributing to the optimization of the complex's overall power consumption. Likewise, charging points for electric vehicles, bicycles, and golf carts are incorporated, promoting a sustainable mobility model in line with modern residential needs.

Parking areas are executed with grass paver flooring (pavicésped), which allows for natural rainwater infiltration, reducing surface runoff and improving the landscape integration of the site.

With the aim of guaranteeing maximum autonomy and reliability of the facilities, the development features an independent power plant, ensuring a continuous energy supply at all times, even during general service interruptions.

The complex also features a potable water treatment plant, which guarantees the quality and health safety of the supply, as well as a watertight wastewater treatment plant using a total oxidation system, allowing for the efficient, safe, and environmentally friendly management of the generated discharge.

The complex's swimming pools are designed with a salt chlorination system, which improves water quality, reduces the use of chemical products, and provides a healthier and more comfortable bathing experience.

The development is completed with various amenities and outdoor spaces designed for relaxation, leisure, and community life, creating an exclusive environment that enhances the well-being and quality of life of its residents.

Note:

This specification is for guidance only and may be modified for technical or supply reasons, while maintaining the level of quality.



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