

TECHNICAL SPECIFICATIONS





KITCHENS

Kitchens are fitted with upper and lower cupboard units with self-closing doors, brakes, and hidden handles.

The units are in *Swiss truffled oak* colour melamine with a vertical grain pattern. The worktop is by **Silestone** in *Marengo* grey colour.

The kitchens are equipped with a top-quality appliance package which includes an electric oven and microwave, both in black and an induction hob and extractor fan with a black frontal cover. There is also an integrated refrigerator, washing machine, and dishwasher.

There is a single sink in black, with a mixer tap in the same colour.

BATHROOMS

The main bathroom has a unit by **Jacob Delafon**, model *Vivienne* measuring 120cm in width, with front panelling in *Quebec Oak* colour and cupboard structure in black and contains an integrated double washbasin. The second bathroom has the same unit, 80cm width with a single washbasin, and the entire unit is in *Quebec Oak*.

Mirrors are included in both bathrooms and shower trays in imitation stone resin and fixed glass shower screens, as per the project plans. The sanitary fittings are by **Jacob Delafon**. The tap fittings in the showers and washbasins are by **Tres** in black.

The walls in all bathrooms are tiled with a combination of ceramic tiles in sand tones by **Saloni**.



EXTERIOR CARPENTRY

The homes feature a sliding patio door in the living room and casement windows in the bedrooms by **STRUGAL** with brown frames, double-glazing, and safety glass in the doors leading out to the terrace.

The bedroom windows have motorised rolling shutters manufactured in the same material and colour. There are also air vents to comply with interior air quality requirements.





INTERIOR CARPENTRY

Interior doors are smooth, finished in melamine in colour *Cambrian Oak Segá* natural. Hinges and handles are in black.

The main entrance door is a security door, finished in the same material and colour as the other interior doors.

The bedrooms have fitted wardrobes with sliding doors, in the same natural oak finish. The interior of the wardrobes is lined with melamine in Textile Finsa, colour *Cancún Linen* and includes a hanging rail, luggage shelf, and drawers.

FLOORING

We have chosen a ceramic tile by **Saloni** for the flooring throughout the homes, model *Byblos Arena*, 90 x 90cm format, with skirting tiles in the same colour and model.

This flooring is used in every room of the homes, as well as on the stairs, and continues through to the terraces and solariums in its non-slip version.



FACILITIES

The homes have a hot and cold air conditioning system installed via ducts located in the false ceiling. The homes have a mechanical ventilation system to optimise the interior air quality, in accordance with current legislation.

The homes have an individual **air-to-air** source heating system to provide domestic hot water.

Renewable electrical energy is produced by solar panels installed on the roof, for the purpose of covering the partial energy consumption of the building.

The homes have a low-energy consumption LED lighting package installed in accordance with the project plans.

Light switches and power sockets are by **BJC**, model Iris in black, with USB charging points in the kitchen and master bedroom. All the townhouses have fibre-optic installed plus satellite and terrestrial TV signals. There are telephone, internet, and TV points in the kitchen, living/dining room, and bedrooms.

The building has sufficient wall, roof, and window insulation to obtain the **Energy Efficiency rating “A”**.





EXTERIORS

The exterior communal area at Belaria has a pool with shower and WC as well as extensive landscaped areas with automatic watering system.

The garage is accessed by a communal entrance, although each home has its own garage with motorised door and access to each home via the interior stairway.

The garage has continuous flooring in grey quartz, acrylic painted walls, and lighting fixtures for two fluorescent tube lights.

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