



# SERENITY

*golf homes & beach club*

ALCAIDESA

## PHASE I

### CONSTRUCTION

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#### FOUNDATIONS

- The building foundations will consist of a reinforced concrete slab meeting current regulations and in accordance with the recommendations of the geotechnical survey.

#### STRUCTURE

- The structure will be built using reinforced concrete columns and beams. The floor structures will be executed by two-way joist slabs or flat plates, according to the specifications and requirements.

#### ROOFING

- The roofs of the buildings will be waterproofed and thermally insulated. Non-transitable roofs will be finished with gravel. Transitable roofs will be finished with flooring suitable for exteriors.

#### EXTERIOR WALLS

- The exterior walls will be made of engineering bricks covered to the outside with render, generally using a waterproofed mortar of cement and sand and to the inside, with waterproofed cement mortar rendering an air cavity with thermal-acoustic insulation and prefabricated plaster panels.
- In certain areas, outdoor walls will be stone-clad.

### INTERIORS

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#### PARTITION WALLS

- Prefabricated partition walls made from lightweight plaster reinforced with fibre glass and cellulose paper. The panels will be assembled using adhesives of plaster and synthetic additives.

#### CLIMATE CONTROL

- Hot water will be produced using solar panels alongside an electric water heater in each home. The panels will be installed on the roofs of the buildings.
- Electric underfloor heating installed in the bathroom of the master bedroom. In the rest of the bathrooms, the installation of electric underfloor heating will be optional.
- Air conditioning system installed in the living room and bedrooms of each home, consisting of a split unit and interior distribution ducts.

#### PAINTWORK

- White plastic paint (where not tiled).

#### INTERIOR FLOORING

- Porcelain tiles by KERABEN or similar with skirting boards to match. The standard finish will be a matt white-grey tone.

#### EXTERIOR FLOORING

- In private areas, flooring to match the interior but with an added non-slip treatment. This flooring will always be the same as the standard interior flooring without the possibility of changing it.

#### BATHROOM WALL TILING

- Bathroom tiles by KERABEN or similar with the option of tiling or mosaics available in shower/bath areas. The standard finish will be a matt white-grey tone for the tiling in general and, as standard, mosaics will be installed in shower/bath areas. The standard finish of the mosaics will have a mix of white and grey tones.

#### LIGHTING

- LED lighting throughout.
- Recess lighting in the ceiling of the living room.
- Recess lighting along the window of the master bedroom.
- Exterior lighting on terraces.

#### CARPENTRY

- Entrance door with a white interior and wood effect exterior hung on anti-lever hinges with peep hole and large stainless steel pull handle.
- Interior doors in white with stainless steel fittings.
- Wardrobes with white exterior finish and lined interiors with shelving, drawers and hanging rail. LED lighting fitted within the master bedroom wardrobe.
- Exterior windows and doors fabricated using aluminium lacquered in RAL 9003. Aluminium carpentry will have a thermal break and microventilation in line with the Spanish Building Code. Double glazing using CLIMALIT or similar.
- Motorised monoblock aluminium shutters fitted on bedroom windows.
- Glass balustrades mounted on aluminium profiles and anchored to the brick structure of the building. Laminated glass in a 10+10 mm format according to regulations.

# SPECIFICATIONS

## ELECTRICAL

- TV and telecommunication outlets in living rooms and bedrooms.
- USB plug in each bedroom.
- Plugs and switches from the series D-LIFE by SCHNEIDER or similar.
- Video intercom by FERMAX or similar.

## BATHROOMS

- VILLEROY & BOCH or similar bath.
- DURAVIT or similar suspended toilet with soft-close seat and concealed cistern by LAUFEN or similar.
- Tempered glass shower and bath screens.
- HANS GROHE or similar mixer taps on sink and thermostatic shower/bath valves.
- Composite material shower tray.
- Mirrors installed in all bathrooms and WCs.
- Antifog mirrors with indirect lighting installed in master bathrooms.
- Ventilation in accordance with the Spanish Building Code.
- High quality bathroom furniture in white.
- In master bathrooms, composite sink-worktops shall be installed. In secondary bathrooms and WCs, porcelain sinks will be installed.

## KITCHENS

- DEKTON by COSENTINO, or similar, worktops and peninsulas (where applicable). The standard finish will be gloss and will have a marbled effect with an overall white tone and grey veining.
- High quality kitchen units in white.
- Indirect lighting on the upper kitchen units and on the island/peninsula where applicable.
- Mirrored splashback. The standard finish will have a grey tone.
- Induction hob integrated into the worktop or on the island/peninsula where applicable.
- Underhung metal sink and tap with extractable hose. The standard finishes will be stainless steel and chrome respectively.
- Extractor fan within the upper kitchen units, or in the case of a kitchen with an island/peninsula, in the ceiling.
- A high quality washer-dryer will be supplied, its location dependent upon the typology.
- Kitchen appliances by SIEMENS or similar, including an induction hob, oven, fridge freezer, dishwasher and microwave oven. Appliances will be integrated where possible or in a stainless steel and back glass finish where visible.

## TERRACES

- Outdoor tap and an electric point per home.

## PARKING & STORAGE

- All homes have at least one car parking space each.
- Depending on the typology, some units will have an independent storeroom.
- Remote controlled access to parking.
- Lift access possible from the garage to all floors.
- Preinstallation of an electric vehicle charging points per home.

## RESORT FACILITIES

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### SECURITY

- Secure perimeter fencing.
- Controlled pedestrian access.
- Preinstallation of CCTV system in communal areas.

### GARDENS

- Communal gardens with a mixture of tropical and native species with pedestrian footpaths.
- Exterior lighting with presence detection.

### POOLS

- Pool with beach-type access area.
- Children's pool.
- Pool Bar.
- Jacuzzis.
- In later phases, a lap swimming pool will be built.

### RESORT AREA

- Outdoor Children's Play Area.
- Children's Aqua Play Area.
- Outdoor Gym Area.
- Picnic Area.
- Crazy Golf.
- In later phases, an indoor gym with sauna, a co-working area, a boules court, outdoor chess board, table tennis area, a platform for yoga & meditation and changing rooms/WCs will be built.