



BUILDING SPECIFICATIONS





KITCHENS

The **open-plan kitchens** are delivered fully fitted with wall and base units in **Alabama Coco** finish. The worktop, as well as the splashback between the units, is made of compact quartz in White Storm colour.

They are equipped with **Bosch** appliances, including an electric oven, microwave, induction hob, extractor hood, refrigerator, integrated dishwasher and washing machine.

The sink is a single-bowl stainless steel model.



BATHROOMS

The main bathroom is delivered with a single-basin vanity unit featuring two drawers in a matt white lacquered finish and includes a backlit mirror.

The secondary bathroom features the same vanity unit and also includes a backlit mirror. The basin taps are by **Tres**, in a brushed stainless steel finish.

Both bathrooms are fitted with white shower trays with a slate-effect finish by **Saloni**, complete with glass shower screens. The toilets are by **Jacob Delafon**.

The shower fittings are by **Tres** in a brushed stainless steel finish, with built-in single-lever mixers in both bathrooms.



INTERIOR CARPENTRY

The main entrance door to the property is a reinforced security door, finished in oak-effect melamine. The interior doors are flush, also in melamine with the same oak finish, and fitted with stainless steel hardware.

The wardrobes are built-in, with doors in oak-effect melamine. The interior is panelled in Lino Cancun Textil melamine and equipped with a hanging rail, overhead shelf and a set of drawers.





EXTERIOR CARPENTRY

The external joinery consists of sliding windows in the living rooms and casement windows in the bedrooms, by **Strugal**, in matt lacquered aluminium with thermal break and double glazing.

The bedroom windows are fitted with motorised aluminium roller shutters with an integrated box system.

These shutters incorporate a micro-ventilation system, in compliance with the requirements of the *Código Técnico de la Edificación* (CTE) regarding indoor air quality.



FLOORING

Porcelain tiles by **Saloni** have been selected for all interior rooms. The skirting boards will be finished in the same material.

On the terraces and solariums, the same Saloni porcelain tile has been chosen in a non-slip version, maintaining the skirting in the same model.



FACILITIES

All apartments are fitted with electrical installations in accordance with current regulations, using corrugated PVC conduits, an electrical panel with enhanced electrification, and differential and circuit-breaker protection.

The package includes LED lighting, a video intercom system, switches in aluminium or similar finish, USB outlets in the kitchen and bedrooms, and a dimmer in the living rooms.

The telecommunications installation provides telephone, data, and TV outlets in the kitchen, living-dining room, and bedrooms, as well as fibre optic connection to the central point and TV and satellite signal.

Each property has individual domestic hot water supplied via an arothermal heat pump. In addition, the building includes a communal photovoltaic installation for partial self-consumption.

Climate control is provided by a hot/cold **air-source heat pump system** through ducting in the false ceiling with an external unit, with an ambient thermostat in each apartment.

Mechanical ventilation is installed in accordance with the current *Código Técnico de la Edificación* (CTE), incorporating micro-ventilation in the external joinery and extraction in kitchens and bathrooms.





EXTERIORS

All **GRAND BAY** residences are served by a lift in each building, accessible for people with reduced mobility, with a capacity of six persons.

The outdoor areas include a communal swimming pool with toilets, extensive landscaped green spaces, and pedestrian paving connecting the blocks. In addition, the development features a communal fitness room.

Each apartment is allocated an underground parking space, with pre-installed conduits for future electric vehicle charging.

Access to the garage is via a motorised door with remote control.



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