

QUALITY REPORT HAIKU SUITES

15 VIVIENDAS
IN CANCELADA (ESTEPONA)



HAIKU
RESIDENCES

This building specifications report is for guidance only. The DEVELOPER reserves the right to make any modifications that may be necessary for technical or legal reasons, as indicated by the project architect as necessary or advisable for the proper completion of the building, or as ordered by the competent public authorities, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractually binding.



MATERIALS



MATERIALS

OUTDOOR / FENCING / GARDENING / VARIOUS

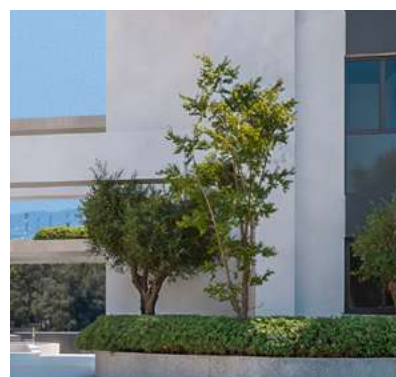


Plot enclosure

Wall + metalwork + exterior hedge



Garden steps and flower bed edging with metal plate (according to design).



Gardens that seek **to create a central green axis** for the project, welcoming, fresh, and sophisticated. A few touches of light colors, such as white flowers or shrubbery, appear to bring light and calm (large palm trees in the green axis).

The **landscaped open areas** serve as a **central zone and separation** between the two types of homes that make up the development: **Suites and Residences.**

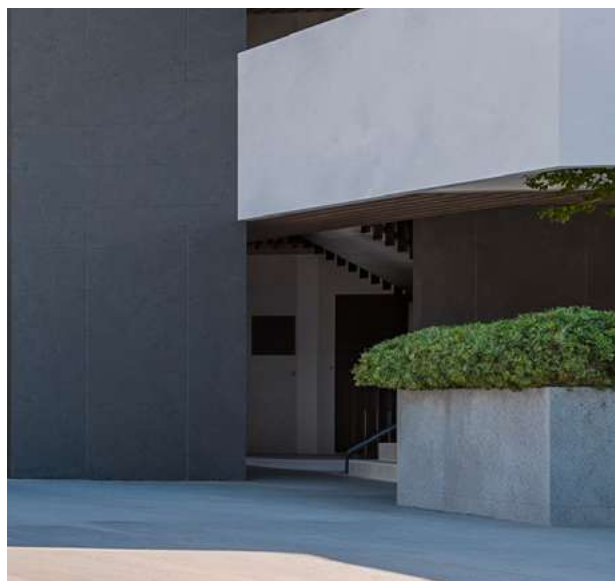


EXTERIOR CLADDING



Composite / Wood

Alucobond / Prodema (or similar)



Exterior plaster

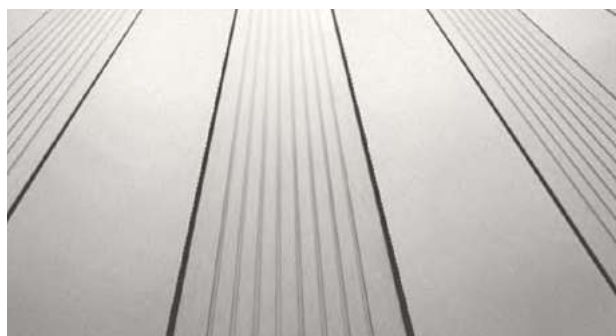
Mortar-based with concrete finish



Swimming pool / Chill-out area / Yoga



Glass mosaic / Bali Stone 31x46,7 (2,5x2,5)



Decking Privée Pureza 18,5x172x2800

EXTERIOR / WATER



Water features in the central green axis between buildings and at the entrance to the development.

Natural organic shapes in pools and water features, waterfall between buildings, changing rooms and chill-out areas (yoga).

FLOORING - INTERIOR / TERRACES



Flooring

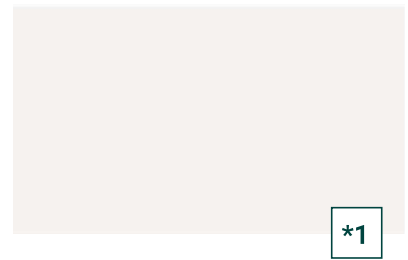
Acron 90x90 White REC C2 (Antislip C3 on terraces)

Skirting board

10x90 Acron White ITE



CLADDING

**Tiled bathrooms**

Sink and shower area, Midtown 60x120 White. (*1)
The rest is painted white.

Optional 1

Series: Liceo
Color: Beige
Format: 120x280
Material: Matte
Rectified
PORCELAIN Matte surface finish

**Optional 2**

Series: Diamond
Color: Gold
Format: 120x280
Material: Matte
Rectified
PORCELAIN Matte surface finish





KITCHENS



KITCHENS

RESIDENCES



Kitchen systems made from genuine, **top-quality materials**.

The manufacturing process uses state-of-the-art techniques and adheres to the strictest standards of dimensions and quality. The materials have been chosen according to the following criteria:

- Suitability for their application
- Environmentally friendly
- Fit for purpose
- Durability
- Authenticity
- Harmony between materials and colors

Stillo Matte Black **Faucets**

Appliances: Siemens brand

Porcelain stoneware **countertop**.



BATHROOMS

Furniture and Accessories



BATHROOMS

SINKS AND FURNITURE - MAIN BATHROOM



Main bathrooms:

- NIVAL washbasin with skirt 140x46x10 2s (60+20+60) Matte white (Solidsurface).
- Washbasin drain 1 1/4 Click-Clack flat matte white Stillo.
- Washbasin cabinet B100 1C 70x46x35h Trad Strato Atlas Oak.
- Smooth backlit mirror 140x80 Cobled Stillo.



Color: Atlas Oak



*Optional
Color: Jet black

SECONDARY BATHROOMS

**Secondary bathrooms:**

- Slim Nival 100x46 1s CNT matt white washbasin (Solidsurface).
- Mixe modular 2C 100x46 natural oak Stillo cabinet.
- Mixe Line 100 black handle.
- 11/4 Click-Clack flat matt white washbasin drain.
- 100x80cm h/v Stillo backlit mirror.



Mix 2-drawer cabinet 60 cm
Oak



*Optional
Mix 2-drawer cabinet 60 cm
Anthracite gray

TOILETS

**Toilets:**

- Vesta ceramic washbasin 60x42 cm.
- Mixe modular cabinet 2C 100x46 cm natural Stillo oak.
- Oval mirror 45x90 cm.
- Chrome/ anthracite/ brushed graphite siphon.



Mix 2-drawer cabinet 60 cm
Oak



*Optional
Mix 2-drawer cabinet 60 cm
Anthracite gray

MAIN AND SECONDARY BATHROOM MIRRORS



Main and secondary bathroom:

- Stillo backlit mirror.



Toilets:

- Round backlit mirror.

FURNITURE - MAIN AND SECONDARY BATHROOM / TOILET



BAU wall-hung toilet with Grohe Rapid SL frame and Skte Cosmopolitan flush button. Brushed graphite color.

TAPS - MAIN AND SECONDARY BATHROOM / TOILET

SHOWER

Main bathrooms

Brand: GROHE. Color: brushed graphite.
Single-lever faucet.



Secondary bathrooms

GROHE brand. Brushed graphite color.
Thermostatic faucet.



SINKS

Main and secondary bathroom

Mural. Brushed graphite color.
Wall-mounted single-lever faucet.



INODOROS

Main and secondary bathroom

Brushed graphite color

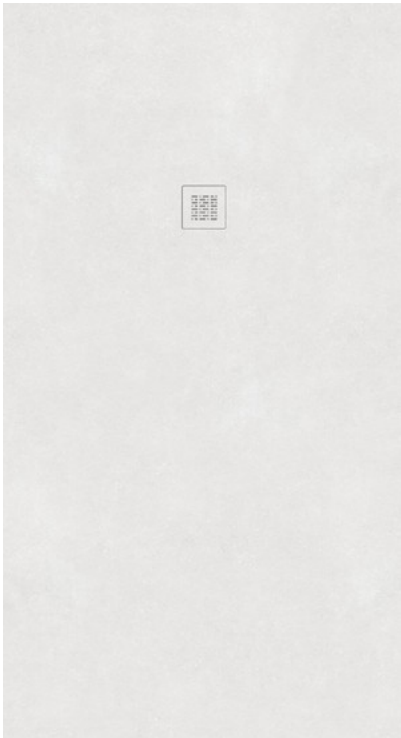


Shut-off valve

Hygienic shower

SHOWER TRAY - MAIN AND SECONDARY BATHROOM

Standard shower tray



Stillo white comfort resin shower tray.

*Optional:
Acron White RC C2 finish, same as flooring.

SHOWER SCREENS MAIN AND SECONDARY BATHROOM



Fixed 8mm anti-scale glass screen.



CARPENTRY



CARPENTRY

ALUMINUM CARPENTRY



The doors, balcony doors, and windows are tilt-and-turn or sliding doors made of lacquered aluminum by **Cortizo** or similar, with double glazing as specified by the manufacturer.



RAILINGS



Glass railing with beveled edges anchored to the slab.

WOODWORKING



(Optional) black



(Optional) wood

The **fronts of the wardrobes** will be sliding or folding doors, made of thick panels, of the same material and characteristics as the interior doors. The wardrobes in the master bedroom will be walk-in closets with interior lining. Secondary wardrobes with interior lining and drawers in bedrooms.

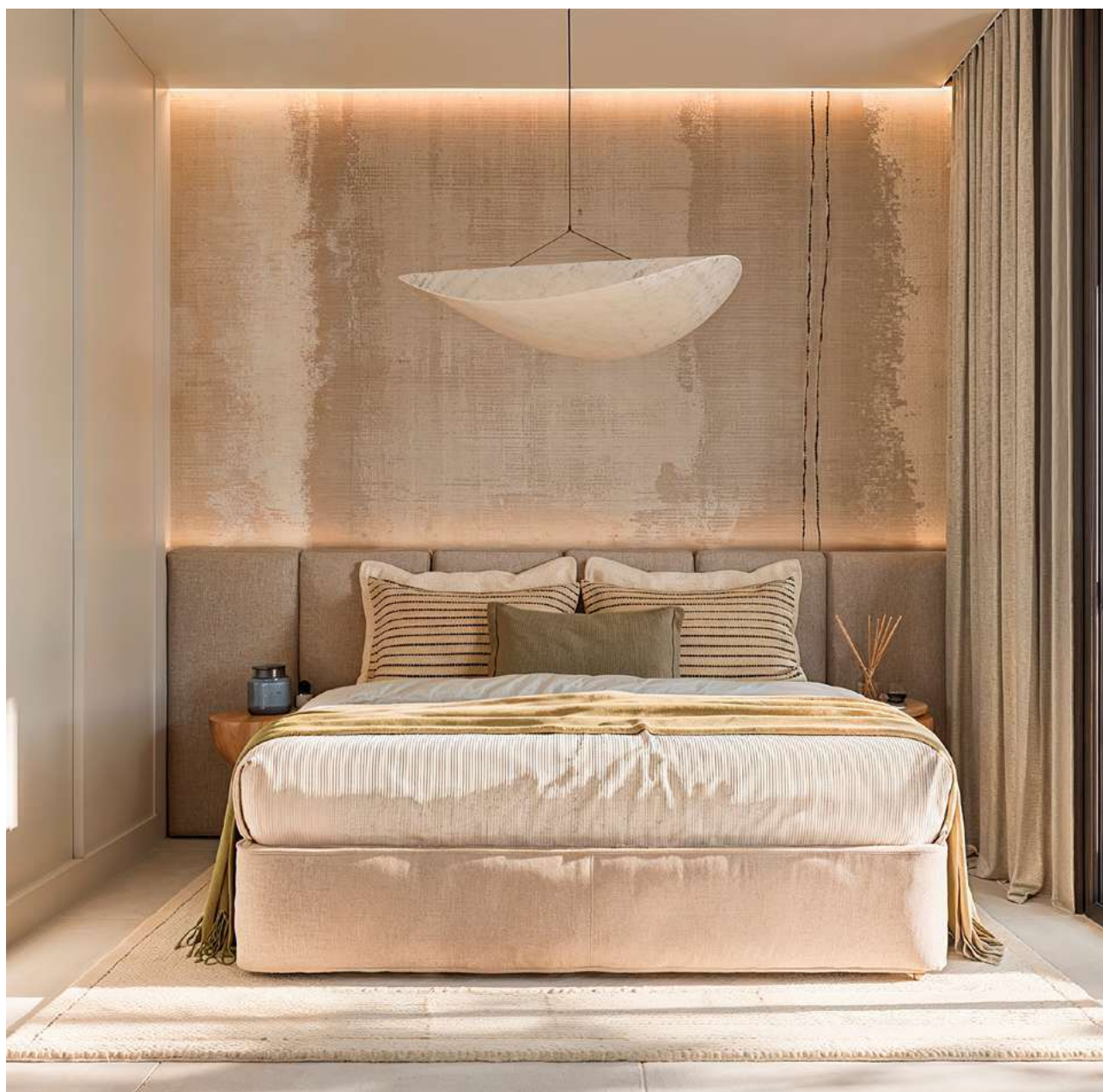


FALSE CEILINGS



FALSE CEILINGS

False ceilings with coving in living rooms, curtain rods, and headboards as footlights (with LED strips for indirect lighting).





FACILITIES

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ELEMENTS THAT MAKE UP THE FACILITIES

- Jung LS990 brand mechanisms, white finish.
- Pre-installation of decorative LED strip lighting in the spotlights of the false ceiling in the master bedroom.
- Fermax brand video intercom or similar.
- Television and telephone sockets in all main rooms.
- Home control system.
- Climate control via app.
- Lighting and alarm control (**optional**).
- Photovoltaic solar panels.



Home automation system with blind control, smoke detection, and flood sensor, with the possibility of upgrading and integration via a smartphone app (**optional**).

Individual humidity-controlled system with humidity-controlled vents via semi-rigid circular ducts.

• Air conditioning is provided by direct expansion using eco-efficient fan coil units installed in the false ceiling. The conditioned air is distributed through ducts integrated into the false ceiling via adjustable linear grilles, ensuring maximum comfort, energy efficiency, and savings.

• Aerothermal energy integrated into the domestic hot water system and underfloor heating.

• Underfloor heating: Water-based underfloor heating system throughout the home and electric underfloor heating in bathrooms and toilets.

With radiant heating, heat is distributed more evenly throughout the room, increasing the feeling of thermal comfort.

• Ventilation: Mechanical ventilation with duct extraction, installed in the false ceilings and hidden from view. This ensures the permanent renewal of the air inside the home. This system guarantees compliance with the requirements established by the Technical Building Code.





OTHER ITEMS



◆ STANDARD FEATURES

PRIVATE POOLS ON TERRACES-SOLARIUMS



BAR

ON SUN TERRACES.

ELEVATORS

PRIVATE AMENITIES IN EACH HOME.



CLOSED GARAGE IN BOX-TYPE SPACE

ON FLOOR -1 OF THE HOUSE.

OPTIONAL FEATURES

BAR UPGRADE

TRANSFORMATION OF BAR INTO KITCHEN-BARBECUE.



POOL CLIMATE CONTROL SYSTEM

ON THE SOLARIUM TERRACE.

SINGLE JACUZZI

LODGE+S / LODGE+M MODEL.



CHARGER FOR ELECTRIC VEHICLES

IN THE GARAGE ON FLOOR -1 OF THE HOUSE.

UPGRADE YOUR APPLIANCES TO THE GAGGENAU BRAND
INDOOR KITCHEN.

ELECTRIFICATION OF BLINDS

IN BEDROOMS.



HAiKU

RESIDENCES

+34 603 997 162
info@haikuestepona.com
haikuestepona.com



ESTEPONA FAMILY AND FRIENDS S.L.

ISMAEL MÉRIDA ARQUITECTOS

on3
CONSULTING

guguhome
gestión urbanística del guadalquivir

Disclaimer Clause - Specification Report

This Specification, as well as the plans, infographics, renderings, models, images, technical descriptions, and any other material provided, is intended to offer a general description of the materials, finishes, installations, and features planned for the development, but does not guarantee the exact execution of all the elements described, which are subject to possible modifications.

The developer expressly reserves the right to make changes or adjustments to the materials, finishes, construction systems, layouts, dimensions, equipment, or any other aspect included in this Specification, provided that such modifications are necessary or convenient for technical, construction, legal, administrative, market availability, functional or aesthetic improvement reasons, or due to requirements of the competent public bodies or regulatory entities. Likewise, modifications may arise from circumstances of force majeure, unforeseen events during the execution of the work, or decisions taken by the project's management team.

The developer will ensure, as far as possible, that the substitute materials, finishes, or solutions are of equal or superior quality to those originally planned, without this entailing an increase in the price agreed with the buyer.