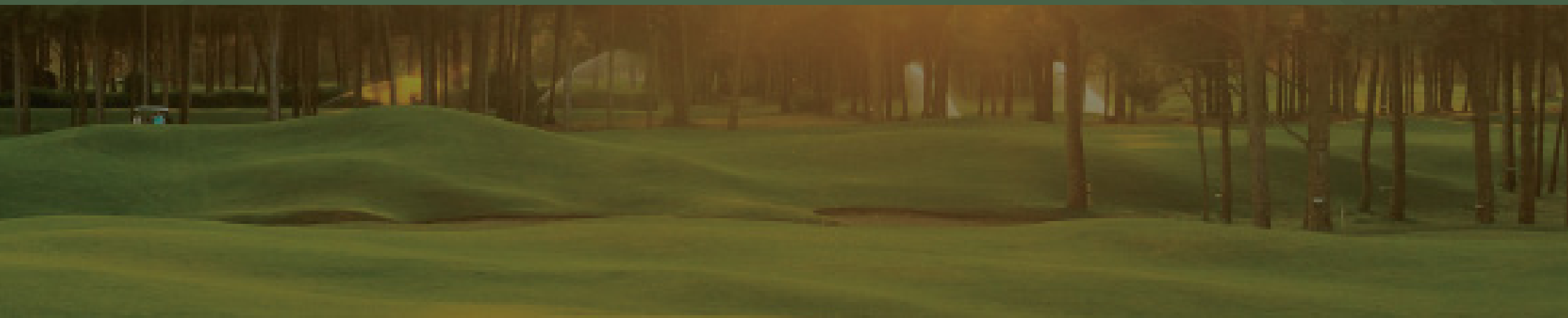
ARUNA

CABOPINO GOLF

QUALITY SPECIFICATIONS



QUALITY SPECIFICATIONS

HOMES

Structure

The stability of ARUNA homes begins with the substructure. Our foundation and structure are made of top-quality reinforced concrete, in compliance with the required regulations. Likewise, an independent Technical Control Organisation (TCO) supervises the entire process, ensuring impeccable execution, offering the reassurance and security that every homeowner deserves.

Facades

The exterior design of ARUNA combines elegance and functionality. The facade, primarily in white, is enhanced with details in shades of warm brown tones, in strategic areas such as the towers, adding a touch of distinction. Built with high-quality materials, it features a double layer of thermal and acoustic insulation, ensuring comfort in all seasons. The base is made of ceramic brick or concrete block, while the interior is carefully finished with plasterboard partitions on galvanized profiles. The terraces offer a modern style with glass balustrades, and on the garden terraces, you will experience sophisticated and indirect LED lighting, creating a cozy and elegant outdoor atmosphere.

Roofs

The flat roofs are designed to offer maximum durability. With a double-layer waterproofing system, we ensure complete impermeability, adapting the finish according to the use of each area. Additionally, roofs over habitable spaces feature a double layer of thermal insulation, providing greater interior comfort and superior energy efficiency, so you can enjoy a warm home in winter and a cool one during the summer season.

Exterior Joinery

The exterior joinery is made of high-quality lacquered aluminium and/or PVC with thermal break, ensuring exceptional insulation. The double glazing with a cavity enhances thermal and acoustic protection, creating a peaceful environment at all times. Additionally, the electric shutters installed in the bedrooms offer increased privacy and light control, adding convenience to your daily life.

INTERIORS

Separation Between Homes and Partitioning:

The separations between homes are constructed with ceramic masonry, clad on both sides with insulation and plasterboard, providing excellent acoustic insulation for greater tranquillity. Similarly, the separation between homes and common areas is made with ceramic partitioning, also equipped with insulation and plasterboard on the interior, ensuring enhanced privacy. The interior layout is executed with self-supporting plasterboard partitions on galvanized profiles, with internal insulation, optimizing the separation between different areas of the home to create a functional and cozy environment.

Interior Joinery

The interior joinery of ARUNA is designed to combine security, style, and functionality. The entrance door is reinforced, ensuring protection, and is finished in white on the inside, harmonizing with the elegant design of the rest of the joinery. The interior doors and wardrobe fronts have a smooth finish in a sophisticated “nude” colour (code - NCS S 1502-Y20R), adding a touch of modernity and warmth to each space. The bedrooms are equipped with modular wardrobes with matching doors, designed to optimize space and storage. Inside, the wardrobes include a top shelf, a hanging rail, and drawers, all with a melamine wood-effect finish, creating a cozy feel. Depending on the size of the bedroom, the doors may be hinged or sliding, ensuring practicality and style in every corner.

Living room-kitchen, bedrooms, and hallways

The interior design combines elegance and functionality, using high-quality materials and finishes. The flooring in these areas is large-format porcelain stoneware (75 x 75 or similar), providing a sense of spaciousness and sophistication. This flooring is complemented by skirting boards that match the interior carpentry, creating visual harmony in each room.

The walls are finished with smooth plastic paint, which is easy to maintain and highly durable. All rooms feature false ceilings, enhancing both aesthetics and home efficiency. In the living room, a seating area is created with strategically placed LED lights and an elegant arrangement of varying ceiling heights to highlight the atmosphere. Additionally, the living room and hallways of the individual homes feature illuminated recessed ceilings, adding a modern and warm touch.

The bedrooms also have perimeter recessed lighting with LED, creating a cozy and relaxing ambiance, perfect for rest. Every detail of ARUNA has been designed to offer you a comfortable and stylish home.

Kitchen

The kitchen is delivered fully furnished, with upper and lower cabinets that maximize storage space, and a sleek ultra-thin porcelain countertop, adding a modern and durable touch. It is equipped with high-quality appliances, including an induction cooktop, oven-microwave, dishwasher and refrigerator, from Miele or a comparable brand, all panelled for a uniform and sophisticated appearance.

The under-counter sink is complemented by a single-handle tap with a built-in filter, adding convenience and practicality to the space. The backsplash between the upper and lower cabinets is finished with a material that matches the countertop, combined with plastic paint on the remaining walls, creating a harmonious and easy-to-maintain environment.

A washer-dryer is included in the laundry area for added convenience, and the ceilings are finished with durable plastic paint. Everything is designed for you to enjoy a modern, efficient, and stylish kitchen.

Bathrooms

The bathrooms are designed to offer you comfort and elegance. Each bathroom features a modern and functional vanity, perfect for storage and keeping the space organized. The walls are clad in porcelain stoneware, providing a durable and sophisticated finish, ideal for withstanding moisture and daily use.

Each bathroom is equipped with backlit mirrors above the sink, creating a bright and contemporary atmosphere, perfect for your daily routine. The premium fixtures, with a chrome single-handle design, are top quality from renowned brands such as Hansgrohe or similar, ensuring durability and cutting-edge design which adds a touch of luxury to your everyday lifestyle.

Outdoor Areas

The outdoor spaces at ARUNA blend style, functionality, and security. The terraces feature a sleek large-format anti-slip porcelain stoneware finish, matching the interior of the home, creating visual continuity and a sense of spaciousness.

The private gardens offer a perfect combination of nature and design, with areas of planted ground and sections covered in smaller-format anti-slip porcelain stoneware, ensuring a safe and aesthetically pleasing space for outdoor enjoyment.

The solariums also feature the same anti-slip porcelain stoneware finish, providing comfort and style across all exterior areas of your home. These spots are designed for you to enjoy your outdoor time in total relaxation.

Climate Control, Heating, and Hot Water

ARUNA has the most efficient and sustainable technologies, with an A energy rating, to guarantee your comfort all year round. Hot water is produced using an aerothermal system, which maximizes energy efficiency. Additionally, photovoltaic panels have been installed to cover part of the energy consumption for common areas, reducing costs and benefiting the environment.

The homes are climate-controlled using a modern water-based underfloor heating system, which provides even and comfortable heating throughout all rooms. This system is complemented by ducted air conditioning, with ventilation grilles in the living room and bedrooms. Airzone technology allows for independent temperature control in each space, ensuring optimal comfort in every season.

INSTALLATIONS

Plumbing and Sanitary Fixtures

Each home is equipped with a general shut-off valve and independent valves in wet areas such as the kitchen and bathrooms, ensuring efficient water management and greater peace of mind in case of any issues.

Additionally, terraces and private gardens are fitted with water outlets, ideal for plant maintenance or outdoor use. The bathrooms feature high-quality ceramic fixtures from laufen or similar, combining durability with elegant design.

Depending on the layout and available space, bathrooms include either a bathtub or a shower tray, both with screens for added comfort and style. The main bathroom stands out with a wall-hung toilet, offering a modern and minimalist touch that enhances the sense of space and sophistication.

COMMON AREAS

Basement Levels

Safety is also ensured in the underground areas of your home. The basement areas are equipped with forced ventilation systems and fire protection, providing a safe and controlled environment at all times.

Access to the garage is through a motorized metal door, operated by remote control, making vehicle entry and exit easy. Additionally, each parking space includes the pre-installation for an electric vehicle charger, preparing you for future needs and sustainability, so you can enjoy maximum convenience and be ready for evolving mobility requirements.

Main Entrance and Staircases

The main entrances to the properties are designed with a carefully selected combination of materials, providing them with a modern and contemporary designer style.

The general staircases are constructed with granite treads and landings, while the vertical surfaces are finished with plastic emulsion paint. LED lighting is installed in the portals, staircases, elevator lobbies, and garage areas, with a presence detection system to optimize energy consumption.

The elevators have a capacity for 6 people or 450 kg, ensuring comfort and efficiency for daily use.

Building Complex

Enjoy an exclusive, gated community with a combination of a parapet and a 210 cm fence, ensuring your privacy and security. The landscaped common areas offer relaxing spaces with various environments, designed for the enjoyment and relaxation of the entire family.

ARUNA features two stunning community saltwater pools, surrounded by sunbathing areas made of technological wood decking or bamboo decking, adding a natural and sophisticated touch. Additionally, you'll have access to a fully equipped social club and gym, perfect for enjoying an active lifestyle. The garden area includes sunbeds and parasols, providing the ideal spot to relax under the sun and share unforgettable moments with your loved ones.

High Security Intelligent Perimeter

ARUNA Cabopino Golf contará con un sistema perimetral de seguridad de última generación.

El promotor ha confiado en la firma especializada en proteger propiedades de alto nivel, para diseñar un sistema avanzado basado en cámaras con inteligencia artificial proactiva.

Este anillo de seguridad será capaz de analizar comportamientos en tiempo real, anticiparse a posibles amenazas y activar respuestas automáticas en segundos. Cada evento será verificado al instante y gestionado por una Central Receptora de Alarmas profesional.

El resultado: un escudo invisible que convertirá a ARUNA Cabopino Golf en una de las urbanizaciones más seguras y tecnológicamente avanzadas de la Costa del Sol.

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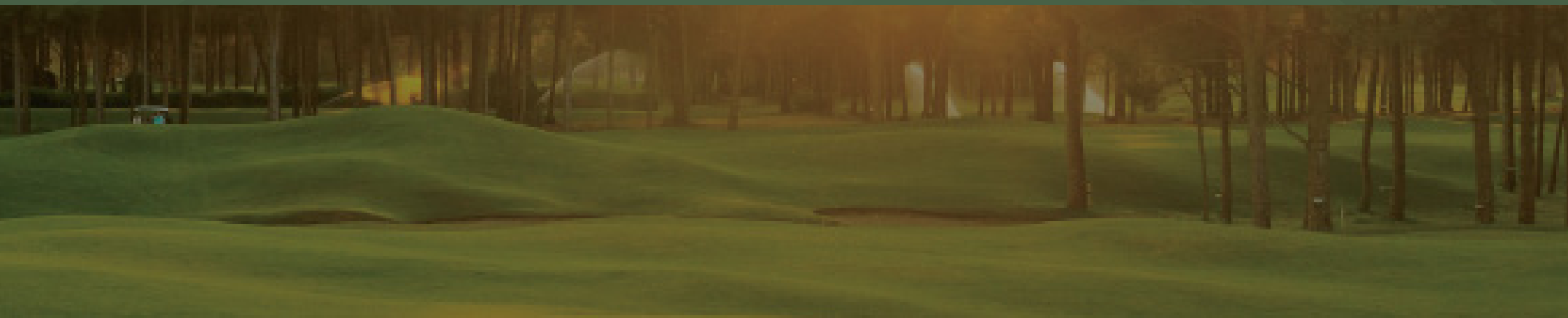
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