Quality Specifications

LA VERDE ISLAND
CLUB RESIDENCE

URBANIZATION

- Gated community with access control: one access control point with security booth and video surveillance.
- Accessible design in accordance with current regulations.
- Non-slip paving in all communal areas.
- Landscaped areas with programmable automatic irrigation.
- Low-consumption outdoor lighting with programmable schedules.
- Green landscaping that provides privacy and creates the feeling of a private oasis.

BUILDING

- Silent lifts, one per entrance.
- Common areas lit with motion sensors and programmable schedules.
- Modern parking design with clear signage and pre-installation for electric vehicle chargers.
- Fire protection system and CO detectors.
- Storage room for each apartment.
- Glass railings on main terraces (except in garden areas); masonry parapets elsewhere.
- Brickwork façades, polyurethane insulation, intermediate rendering and double plasterboard interior finish for maximum thermal efficiency.
- Exterior finish with single-layer render and special exterior plastic paint.

INTERIOR FINISHES

- Walls and ceilings finished in plastic paint.
- Plaster false ceilings with concealed inspection hatches for equipment.
- Large-format porcelain flooring.
- Non-slip porcelain tiles on terraces.
- MDF or porcelain skirting boards, or similar.
- Armoured entrance doors.
- MDF interior doors with architraves.
- Built-in wardrobes with melamine interior and MDF fronts.

BATHROOMS

- Large-format porcelain floors; porcelain or similar tiles on walls in wet areas.
- Glass shower screens.
- Geberit or similar wall-hung toilets with flush system.
- Integrated washbasins with storage cabinets.
- Hansgrohe or similar taps and shower column.
- Mirrors in all bathrooms with pre-installation for LED lighting.
- Conduit provision for LED lighting power supply under the washbasin and bathroom units.

KITCHENS

- Bright, open-plan kitchens, with island or peninsula according to the plans of each apartment.
- Handleless MDF fronts with gola profile.
- Porcelain or similar countertops and backsplash with natural stone effect.
- High-end Siemens or similar appliances: oven, microwave, induction hob, dishwasher, fridge-freezer and washing machine.
- Powerful built-in extractor hood with external venting.
- Large sink and tap.
- Pre-installation for outdoor kitchen and jacuzzi on penthouse solariums.

ENGINEERING SYSTEMS

- Aerothermal water heater (heat pump) for domestic hot water.
- Independent climate control in each room (except bathrooms).
- Electric underfloor heating in bathrooms.
- Ventilation system in accordance with the Building Code.
- Centralised water softening system.
- Basic home automation system for climate and lighting control via app.
- Pre-installation for motorised curtains or blackout blinds, with app integration.
- Recessed LED spotlights indoors and wall lights on terraces.
- Outdoor water points and waterproof power outlets on terraces.

ENERGY EFFICIENCY

- LED lighting with motion sensors in communal areas and garages.
- Programmable automatic irrigation system.
- Thermal insulation on façades, terraces and roofs to minimise energy loss.
- High-performance windows with double glazing for energy efficiency.
- Latest technology in heating and hot water systems to reduce consumption.

SECURITY

- Video surveillance at all access points and communal areas.
- Access control point with security booth. Security, access control or concierge services are not included; where applicable, they will be contracted by the owners' association

COMMON AREAS & CLUB

- Extensive landscaped areas providing privacy for residents.
- Two large outdoor swimming pools and a separate children's pool.
- Clubhouse with lounge, spa area (indoor pool, sauna and hammam) and gym.
- Wellness paths, outdoor workout area, golf practice area, children's playground and padel courts.
- Scenic viewpoints and picnic areas within the community.
- Common areas and amenities according to the construction phases of the development, as set out in the contractual documentation

This is a commercial summary. The binding specifications are those of the Quality Specifications attached to the purchase contract