



EMERALD VIEW
CLUB RESIDENCES

QUALITY SPECIFICATION

Discover the New Concept of Luxury Living. Wellness Refined by Nature

Buenavista, Mijas, Spain





1

2

3

4

5

6

7

SECURITY
POST

8

9

10

11

12

13

14

15

Urbanization

A gated community features a controlled access, supported by 24/7 security and an intelligent surveillance system to ensure privacy and comfortable lifestyle.

Thoughtful zoning and lush designer landscaping create a sense of openness and spatial harmony throughout the community.

- Gated community with multiple pedestrian access points.
- 24/7 security checkpoint connected to surveillance system.
- Barrier-free design for full accessibility.
- Stamped/decorative concrete pathways.
- Multi-level lighting scenarios for energy saving.
- Common areas illuminated with motion sensors and programmable schedules.
- Non-slip porcelain flooring throughout communal areas.
- Green landscaping areas with automatic irrigation system.



Bulding

The buildings are designed for long-term comfort, safety, and energy efficiency.

- Façades with brickwork and insulation.
- Exterior finish with high-performance waterproof mortar, reinforced with fibers, painted in 3 coats.
- Glass railings on terraces to maximize panoramic views.
- Silent elevators in each block.
- Fire protection system, detectors, and access control to the parking area.



Basement

The basement is designed to maximize functionality, ensuring easy circulation and manoeuvrability across access roads and parking spaces. Additional amenities—including individual storage rooms, simplify daily routines and support a comfortable, modern lifestyle.

- **Pavement:** Continuous finish.
- **Doors:** Automatic overhead or sectional doors.
- **Lighting:** LED luminaires with motion sensors.
- **Parking** with modern design, clear navigation, and pre-installation for electric car chargers. Smoke extraction system, CO² detection and fire protection system. Each home has a minimum of one parking space.
- **Storage rooms:** Individual storage spaces for each apartment.



Common Areas & Social Club

The common areas and the social club are designed to turn everyday living into a resort-style experience.

- Private gardens for ground floor apartments with service gates.
- Scenic viewpoints and picnic areas within the community.
- Large swimming pools with multiple access points and depths, plus separate children's pool.
- Poolside area with shaded pergola, seating, and outdoor kitchen.
- Clubhouse with reception, lounge, spa area (indoor pool, sauna, hammam), and gym with panoramic windows.
- Rooftop terrace on the clubhouse with summer kitchen and shaded areas.
- Dedicated wellness paths, outdoor workout zone, golf practice area, and children's playground.
- Lounge areas adapted for remote work.





GYM & SPA

Cardio, strength and yoga areas, complemented by a Finnish sauna and Turkish bath for complete wellness



CO-WORKING ZONE

A refined workspace with individual desks and soundproof booths for focused work and private calls



LOUNGE & CONCIERGE

An elegant setting for relaxation or social moments, enhanced by attentive concierge services

SWIMMING POOLS

Indoor and outdoor pools for year-round enjoyment and dedicated children's pool



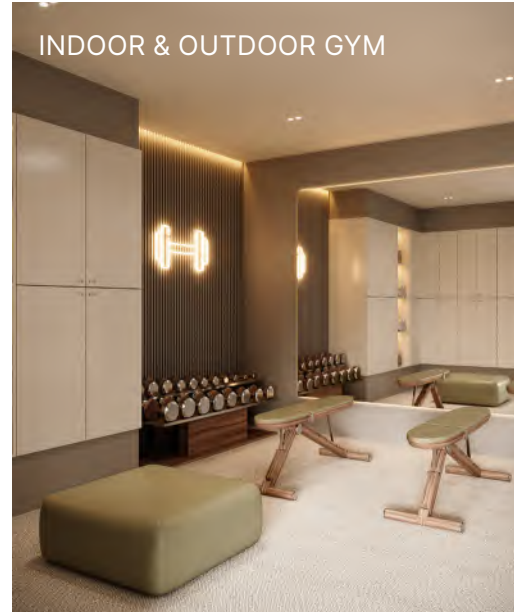
LOUNGE AREAS



CO-WORKING SPACES



INDOOR & OUTDOOR GYM



Interior finishes

The interior specifications deliver a premium look, everyday comfort, and long-term reliability. Flexible color choices let you personalize your home to your style without costly renovations.

- Walls and ceilings painted in three coats for durability and uniformity.
- False ceilings in plaster with hidden inspection hatches for equipment.
- Large-format porcelain flooring, with the option of parquet in bedrooms.
- Non-slip porcelain tiles on terraces, aligned to the same level as interior flooring.
- MDF or porcelain skirting boards.
- MDF painted interior doors.
- Built-in wardrobes with melamine interiors, drawers, shelves, and lacquered MDF facades with minimalist handles.
- Pre-installation for motorized curtains or blackout blinds.
- Armored entrance doors.



Kitchens & Laundry

Thy kitchen concept is designed to add real value to everyday life—more space, more light, and more functionality.

- Bright, open-plan kitchens with windows and central islands.
- Italian-made kitchen furniture (Comprex or similar).
- Lacquered MDF fronts with handleless gola profile; customizable color options.
- Porcelain countertops and backsplash with natural stone effect.
- Integrated LED lighting in cabinets.
- High-end appliances from Siemens or similar (oven, microwave, induction hob, dishwasher).
- 90 cm fridge-freezer from Bosch or Samsung or similar.
- Powerful built-in extractor hood with external venting (Frecan or similar).
- Large sink and faucet (Franke or similar).
- Reverse osmosis water system.
- Optional: wine cooler.



Bathrooms

The bathroom specifications are designed to deliver a feel with everyday practicality.

- Large-format porcelain floors and porcelain wall finishes in wet zones.
- Walk-in showers with hidden drains and nonslip porcelain floors.
- Glass shower screens.
- Geberit or similar wall-hung toilets with flush systems, bidet pre-installation.
- Integrated washbasins with storage cabinets, customizable colors.
- High-quality faucets and thermostatic shower systems from Italian brands (Zucchetti/Treemme or similar).
- Option to install a bathtub in one of the bathrooms.
- LED mirrors installed in bathrooms.



Engineering systems

- Aerothermal heat pump system for air conditioning and hot water.
- Independent climate control for each room (except bathrooms).
- Underfloor heating in all rooms (water-based), electric heating in bathrooms.
- Passive ventilation system meeting the latest standards.
- Centralized water softening system with insulated piping.
- Hot water tanks (180–260 liters depending on apartment type).
- Smoke, flood, and security sensors included.
- Smart home system for climate and lighting control via app.
- Pre-installation for motorized curtains with app integration.
- USB and Type-C sockets in all apartments.
- LED lighting throughout interiors and terraces.
- Outdoor water and waterproof power outlets on terraces.
- Pre-installation for TV connections on terraces.
- Optional Jacuzzi installation in private gardens of ground floor apartments and penthouses.
- Outdoor kitchen preinstalation in penthouses .

Energy efficiency

- LED lighting with motion sensors in communal areas and garages.
- Solar-powered lighting fixtures in outdoor areas.
- Automatic programmable irrigation system.
- Thermal insulation on façades, terraces, and roofs to minimize energy loss.
- High-performance windows with double glazing for energy efficiency.
- Latest technology for heating and hot water systems to reduce consumption.

Pre-Installation

- The homes include pre-installation for a private pool in the ground-floor gardens and, in the case of the solariums, pre-installation for both a pool and a barbecue.

Security

- Video surveillance at all access points and common areas.
- Guard post for visitor identification and control.
- Guest authorization and resident access through mobile app.
- Multiple identification methods for residents for convenience and safety.
- Access control for parking via license plate recognition, remote control, or keycard.
- Apartments equipped with central security unit (Ajax or similar).
- Smoke, flood, and intrusion sensors with immediate shut-off of water supply in case of leaks.
- Optional smart plugs with programmable settings.



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