

FIT-OUT BROCHURE

PROJECTS

by GRUPO TURIS PROMOCIONES

GRUPO TURIS PROMOCIONES, a benchmark company in the construction and development sector in North Costa Blanca, founded on values such as innovation and design but above all on the commitment to supplying its customers with quality residences and a comprehensive service from start to finish in the property purchase process. Our experience is one of our primary values, backed by a business track record stretching back over more than 20 years with the development of building apartments, residential complexes and the construction of villas, subsequently purchased by customers from all over the world. We are guided by the desire for excellence and the continued commitment to the goal of innovating and creating. We aim to consistently deliver to the highest possible standard. From systems to details and finishes, our multidisciplinary team has extensive experience and is dedicated to the success of each project. Each one of our villas is given personal thought and attention in order to become a unique, one of a kind residence. Our enthusiastic and motivated team cares deeply about delivering the best experience to all our clients and landlords by providing tailor made luxury at its best with a full range of services in the field of real estate. Grupo Turis Promociones belongs to the GPC Group. An exclusive developers group, focused on maximising opportunities for our brands and provide the best quality to our costumers.

Exteriors: The exterior of PROJECT 018 exudes contemporary charm, marked by clean lines and a stark white façade that contrasts beautifully with the deep blue of the swimming pool. Each villa boasts expansive glass windows and doors, inviting natural light while offering panoramic views of the surrounding lush greenery. Outdoor living spaces are thoughtfully integrated, featuring elegant patio areas and balconies that become a natural extension of the interior living areas. The pool area, a peaceful oasis, is surrounded by manicured lawns and vibrant landscaping, perfect for relaxation or entertaining.

Interiors: Inside, the villas are a testament to modern luxury, with an open-plan design that seamlessly connects the living, dining, and kitchen areas. The interior space is a canvas of neutral tones accented by high-quality finishes, including textured ceramics and rich wood textures that echo the natural beauty outside. The living areas are spacious and filled with light, creating a warm and inviting atmosphere.

Kitchens and Bathrooms: The kitchens blend functionality with style, equipped with state-of-the-art appliances, sleek cabinetry, and sophisticated countertops that reflect a keen attention to detail. Bathrooms feature contemporary fixtures and fittings, including matte black faucets and showerheads, which stand against pale textured ceramic tiles for a look that is both bold and timeless.

Bedrooms: Bedrooms are designed to be personal retreats, with large windows framing scenic views. The master bedrooms include ensuite bathrooms and access to private balconies, ensuring a private space for relaxation.

Technology and Security: Advanced home automation systems offer convenience and security, with features that can be controlled via smartphone or tablet. Integrated security systems ensure peace of mind, with surveillance and alarm systems that are both discreet and effective.

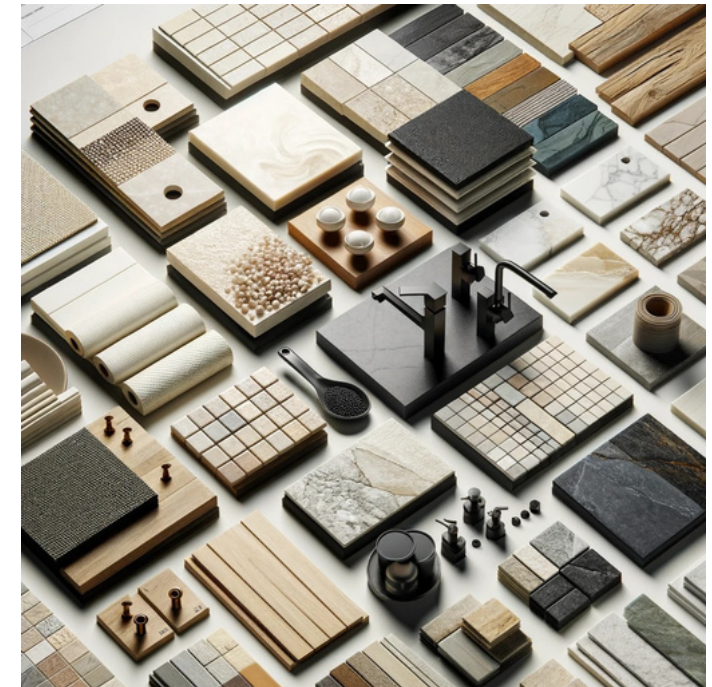
Eco-Friendly Aspects:

Sustainability is key in the design of PROJECT 018. The homes are constructed with energy efficiency in mind, utilizing materials and systems that reduce the environmental footprint while ensuring comfort for its inhabitants.

Community and Location:

Situated in a prime location, PROJECT 018 offers a balance of privacy and accessibility. The community is designed to foster a sense of belonging, with shared spaces that encourage interaction and a lifestyle of ease and elegance.

Materials and Finishes: PROJECT 018's material palette is carefully chosen to reflect quality and durability. It includes dark walnut and light oak woods, adding warmth and texture to the floors and cabinetry. The pale ceramic tiles, chosen for their subtle texture, enhance the bathrooms and kitchen backsplash, providing a backdrop of understated elegance.



PROJECT IMAGES







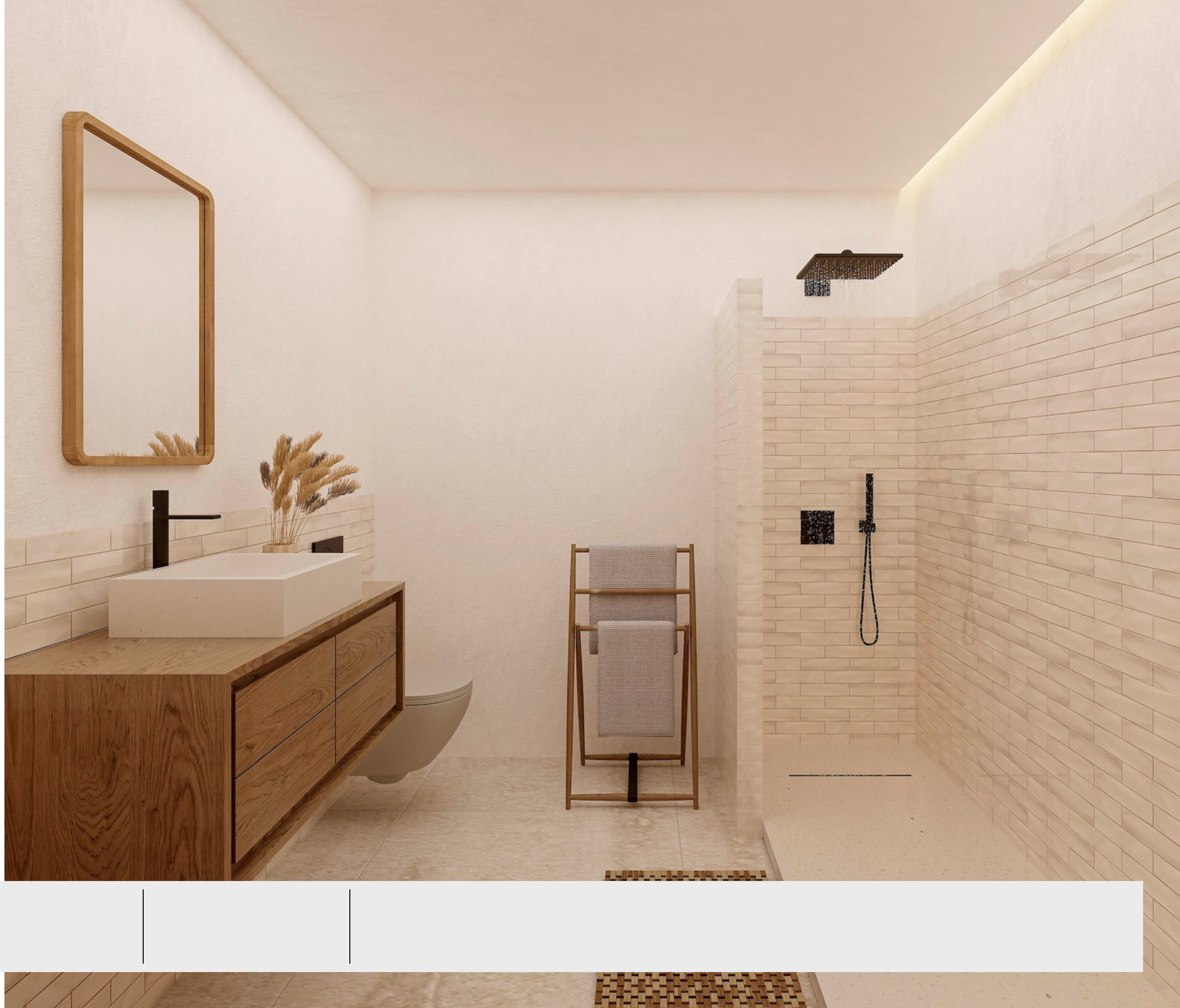












3
Bedrooms

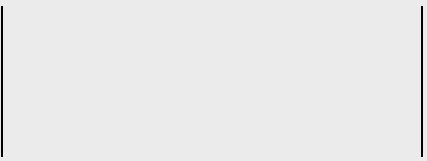
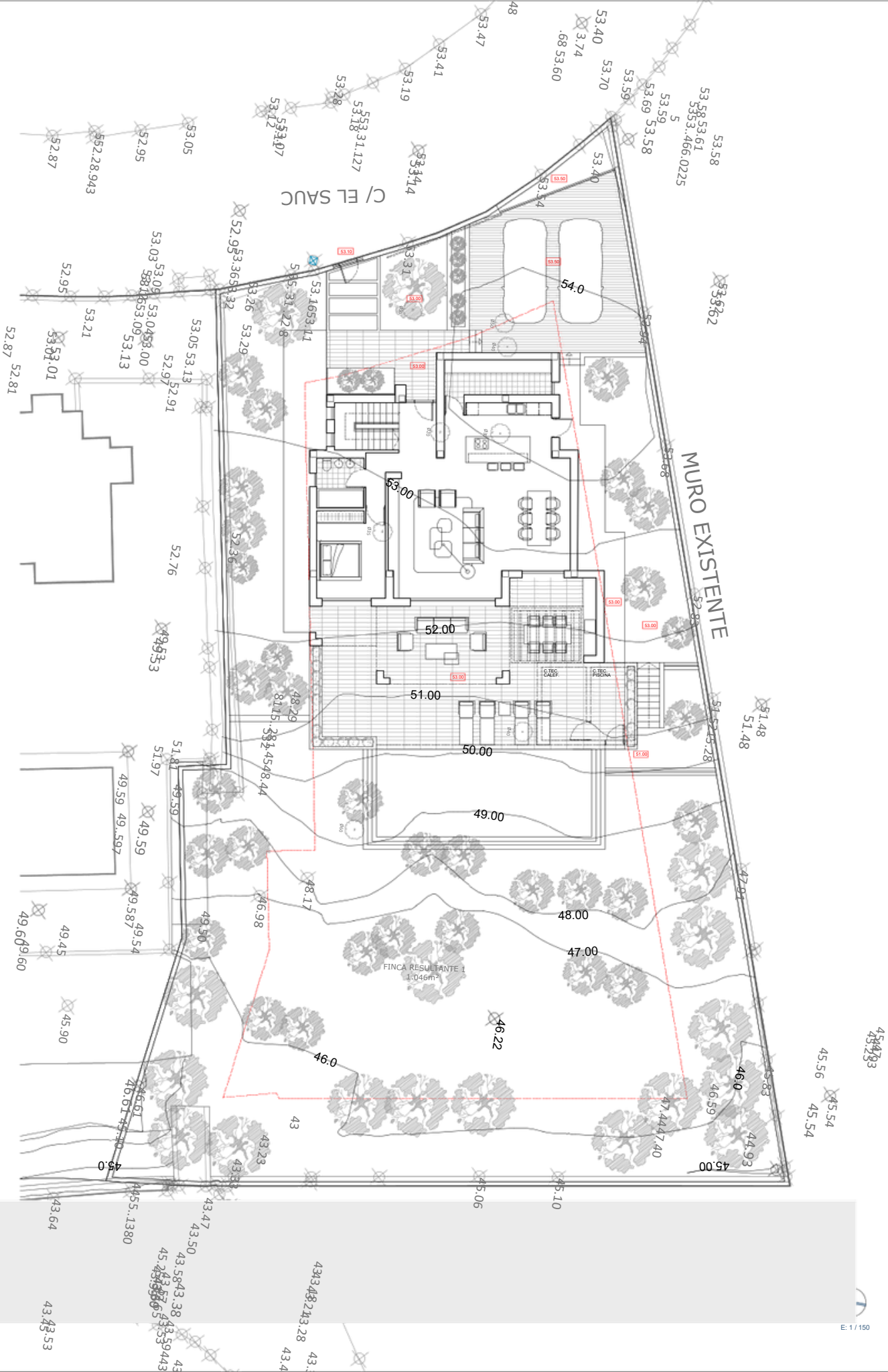
4
Bathrooms

269 m2
Built area

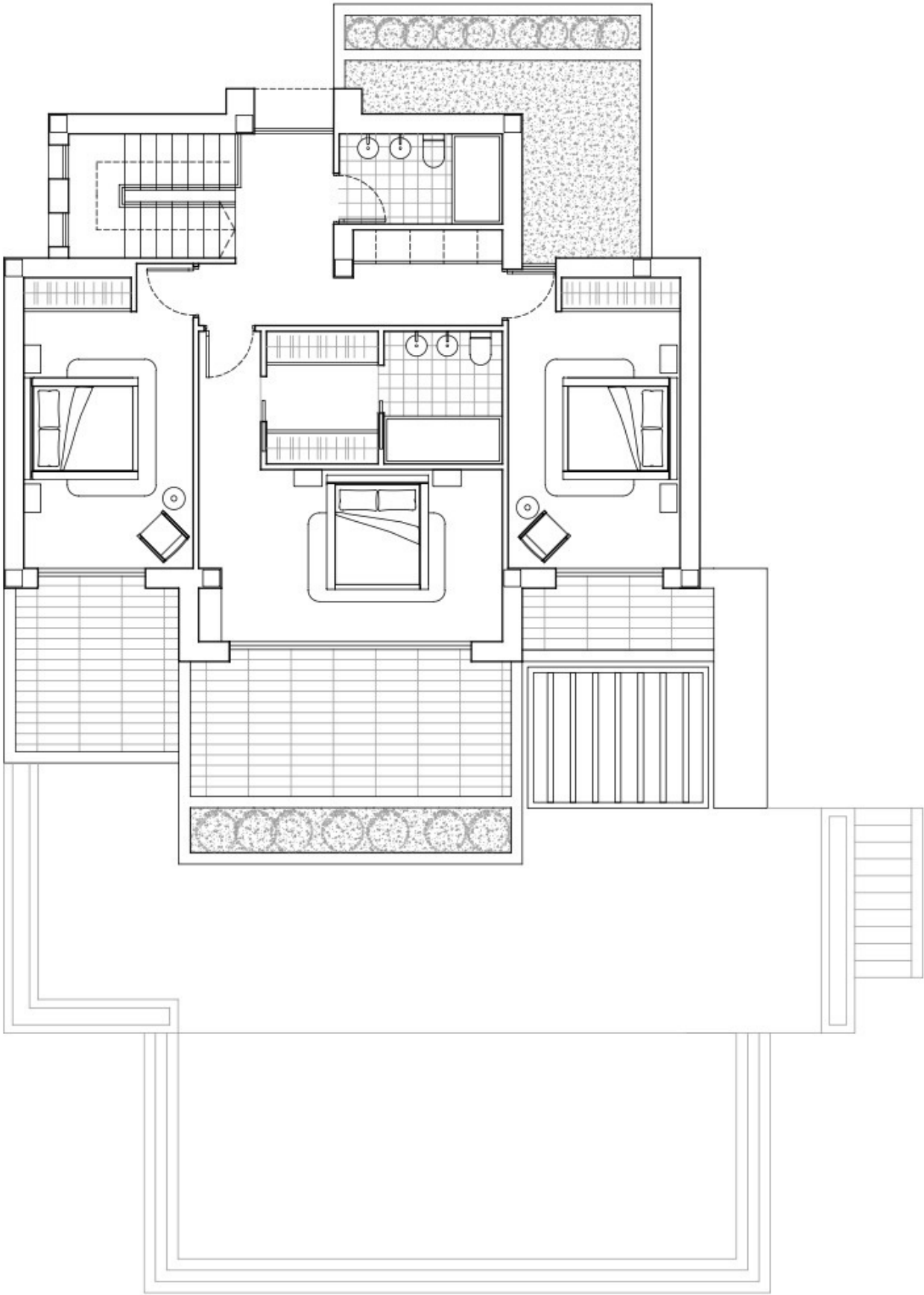
266 m2
Aux Area

535 m2
Total area

1.046 m2
Plot

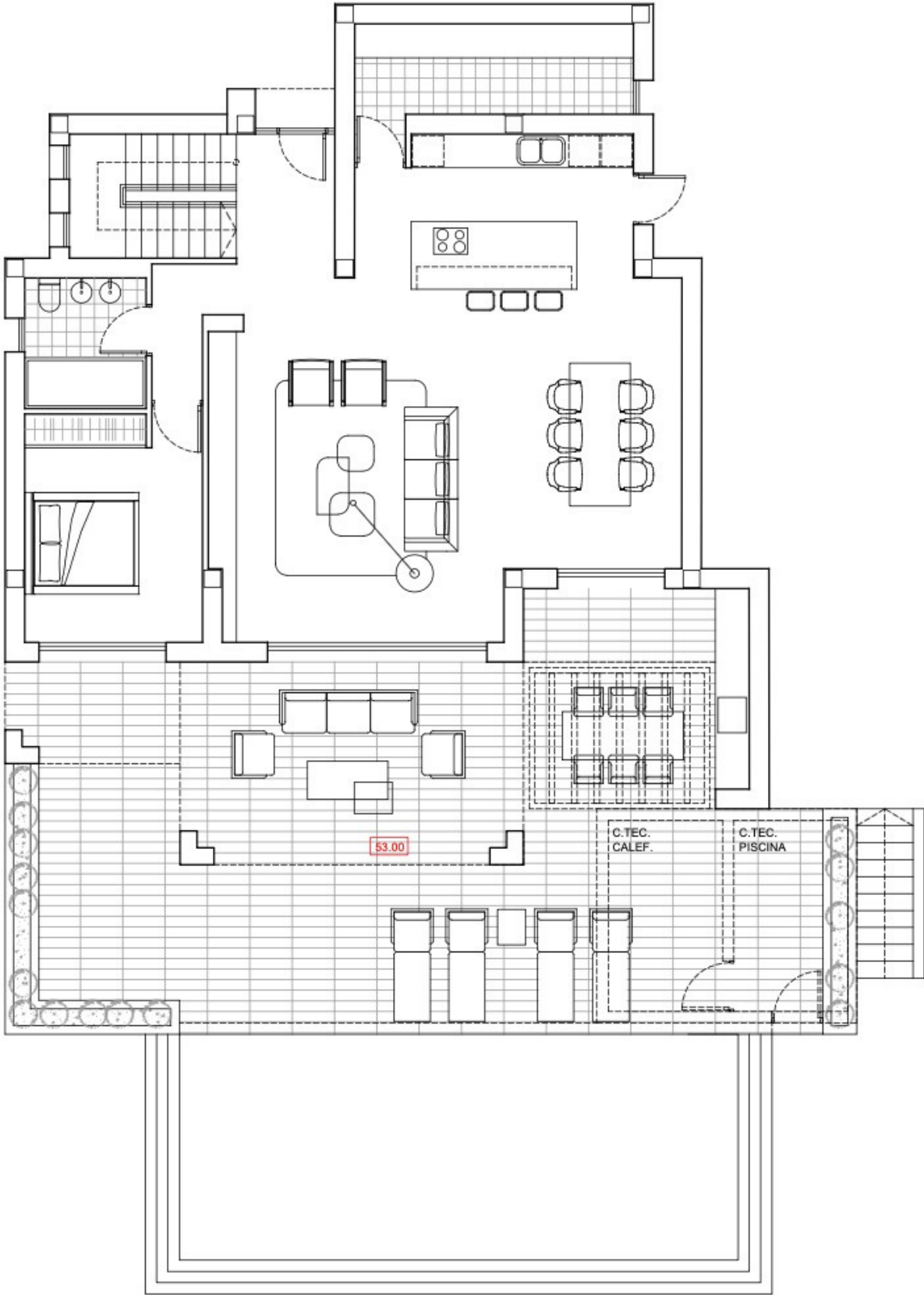


1º FLOOR



Superficies	Construidas
PLANTA BAJA	
VIVIENDA	122.38m2
PORCHES	33.09m2
PERGOLA BBQ	11.30m2
TERRAZA	56.65m2
PISCINA	39.60m2
PLANTA ALTA	
VIVIENDA	101.50m2
VOLADIZOS	1.20m2
TERRAZA	36.50m2
ACABADOS EXT.	
HORM. IMPRESO	53.51m2
ACERA	61.80m2
CONST. AUX.	
C.T. PISCINA (bajo terr.)	8.25m2
C.T. CALEFA. (bajo terr.)	9.20m2

MAIN LEVEL



Superficies	Construidas
PLANTA BAJA	
VIVIENDA	122.38m2
PORCHES	33.09m2
PERGOLA BBQ	11.30m2
TERRAZA	56.65m2
PISCINA	39.60m2
PLANTA ALTA	
VIVIENDA	101.50m2
VOLADIZOS	1.20m2
TERRAZA	36.50m2
ACABADOS EXT.	
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Specifications and Materials

The following document details the materials, finishes, and specifications selected for the construction of the property. Each element has been carefully chosen to ensure the highest standards of quality, functionality, and aesthetics. From structural components to final interior finishes, every aspect reflects our commitment to excellence and timeless design.

Conditions for Material Selection and Modifications:

1. All materials and finishes specified in this document are included in the sale price of the project.
2. Any change in materials, whenever technically and logistically possible, must be requested and confirmed before the start of the construction works. Once construction has begun, no modifications will be accepted.
3. Any change not reflected in this specifications document will entail an additional cost, which will be assessed through a corresponding quotation. This quotation must be accepted and signed by the client prior to execution.
4. No discounts will be applied to the items included in the project if the client decides to replace them with other materials or elements, except in the following cases:

Changes to floor and wall tiles

Changes to bathroom furniture finishes

Changes to laminate finishes of kitchen units and wardrobes

Upgrades to appliances

Colour changes of indoor and outdoor carpentry, within the standard range

(For example, no deductions will be made for the lights and switches included in the project if the client decides to install different lamps.

5. In case the requested modifications require changes to the technical project or architectural plans, the client shall bear the additional cost for the revision and update of the affected drawings.



CERAMIC CLADDING AND COVERINGS
ACCESSORIES

Examples of the selected material, the client being able to select different finishes in the Saloni store (The ones in the store have as included in the budget), always before starting the construction of the house. Once construction has begun, materials cannot be changed.



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. ARDESIA 90X90 AVORIO



Bathroom tiling
REV. ARDESIA 60X120 AVORO



Bathroom tiling
REV. ARDESIA FLAGSTONE 40X120 AVORIO



Bathroom tiling
REV. ARDESIA TILT 40X120 AVORIO



TIME

Washbasin in all the bathrooms.
Wall-mounted basin mixer with cold open system.



TIME

Wall-mounted shower mixer 2 ways.



TIME

Shower head.

Examples of the selected material. The client can select different finishes, always before starting the construction of the house. Once the construction has begun, the materials cannot be changed. Once the finishes have been selected, the extra budget will have to be signed.



Shower drainage system

Shower glass with black profile.
Shower floor like the rest of the house.



ROCA

Compact concealed cistern



ROCA

Compact concealed cistern



ROCA ONA

Rimless compact wall hung toilet made of white sanitary porcelain with horizontal outlet.



hönnun

BATHROOM FURNITURE - HÖNNUN - B100 SERIES

With a wide variety of handle or pull-opening options, the units in this series are available in laminated finishes. Finished in lacquered and high quality woods sedan extra and will have to be budgeted separately.

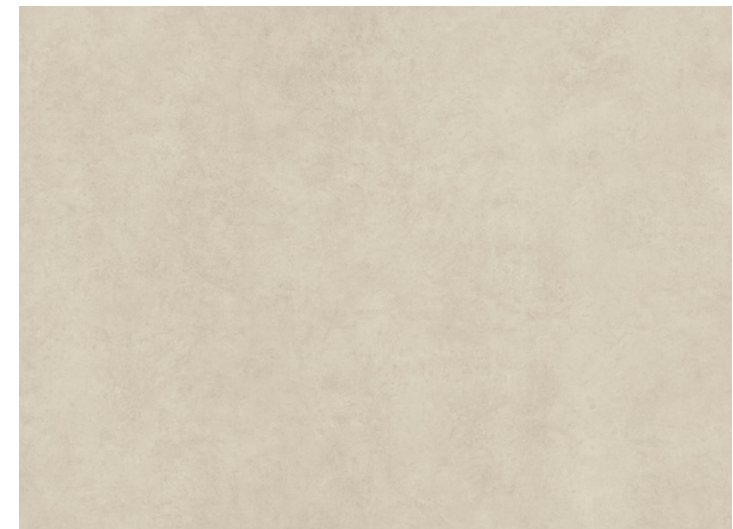
The drawers can be opened by means of a handle, a handle or a pull-out handle.

The drawers are full-extension drawers with cushioned brake. The interior is grey metal.

* The furniture must be chosen in the Saltoki store before starting the construction of the house. In case of choosing a model not included in the specifications mentioned above, you will have to sign the extra budget.



KITCHEN



Kitchen worktop & Cladding
LAMINAM Serie Fokos - Sale



Laminate kitchen furniture.
Roble Casella Natural H1385



Laminado poro sincronizado
Blanco Premium W1000 / TM9 / ST7



Laminado poro sincronizado
Negro U999 TM28 / ST 28



Laminado poro sincronizado
Roble Casella Marron oscuro H1369

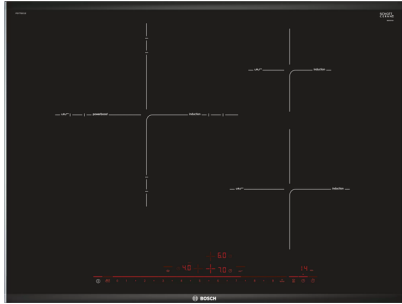


Laminado poro sincronizado
Roble gladstone arena H3309



Laminado poro sincronizado
Roble Casella Natural H1385

* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.



BOSCH INDUCTION HOB

8 Series Induction hob 70 cm Black, with profiles



BOSCH OVEN

4 Series Oven with steam 60 x 60 cm
Stainless steel



BOSCH MICROWAVE OVENS

4 Series Built-in microwave oven



BOSCH REFRIGERATOR

4 Series Built-in combi fridge freezer 177.2 x
54.1 cm Door sliding door

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



BOSCH CEILING EXTRACTOR FAN

6 Series Ceiling extractor fan 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



BOSCH DISHWASHER

2 Series Fully integrated integrated



Undermount stainless steel sink

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun
Washing machine and non-stay dryer are not included.

INTERIOR CARPENTRY





Concealed hinge - Interior doors



Magnetic locking door - Interior doors



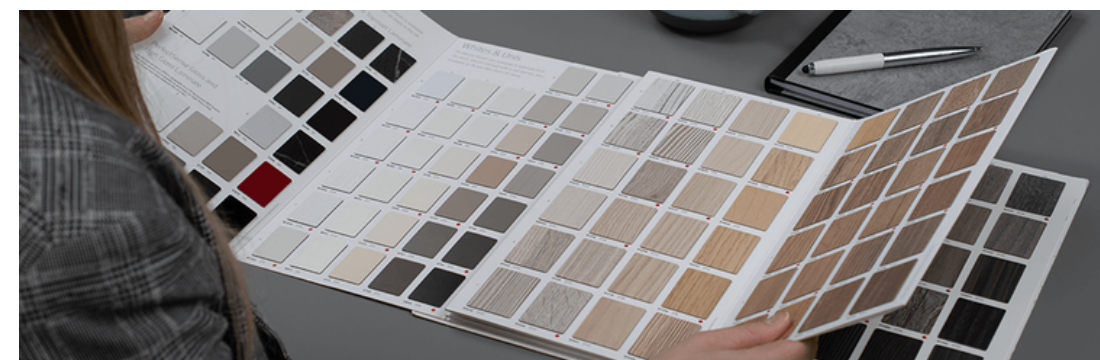
Cabinets - Exterior
F685 ST10 Acapulco



Cabinets - Interior
CLAY GREY U727 ST9

EXAMPLE OF A FINISHED WARDROBE

- * The cabinets include top shelf and hanging bar. All additional equipment will be extra.
- * All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.

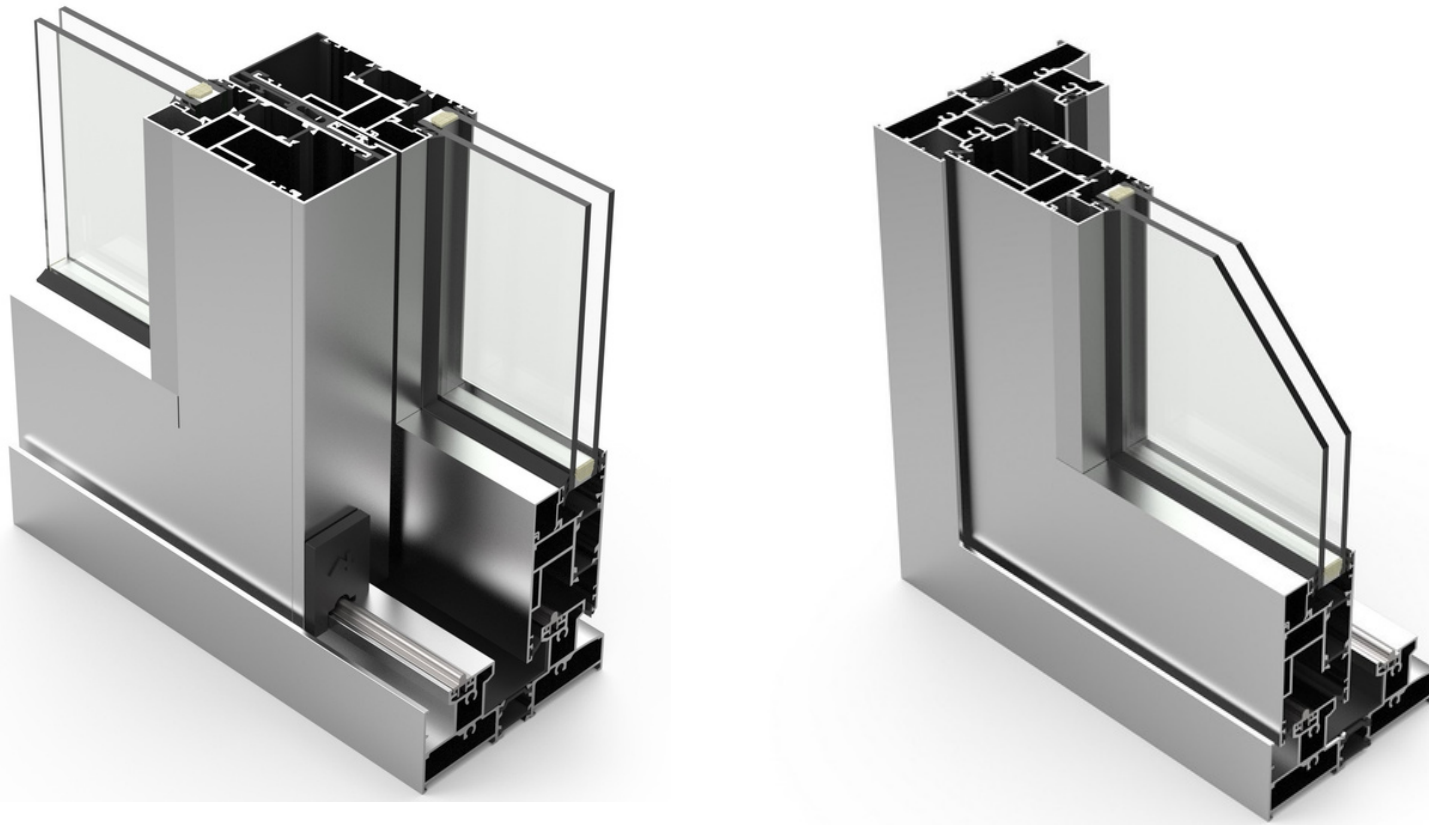


Possibility to choose the colours of the cabinet doors according to the colour selection of the EGGER catalogue.

EXTERIOR CARPENTRY

ALUGOM

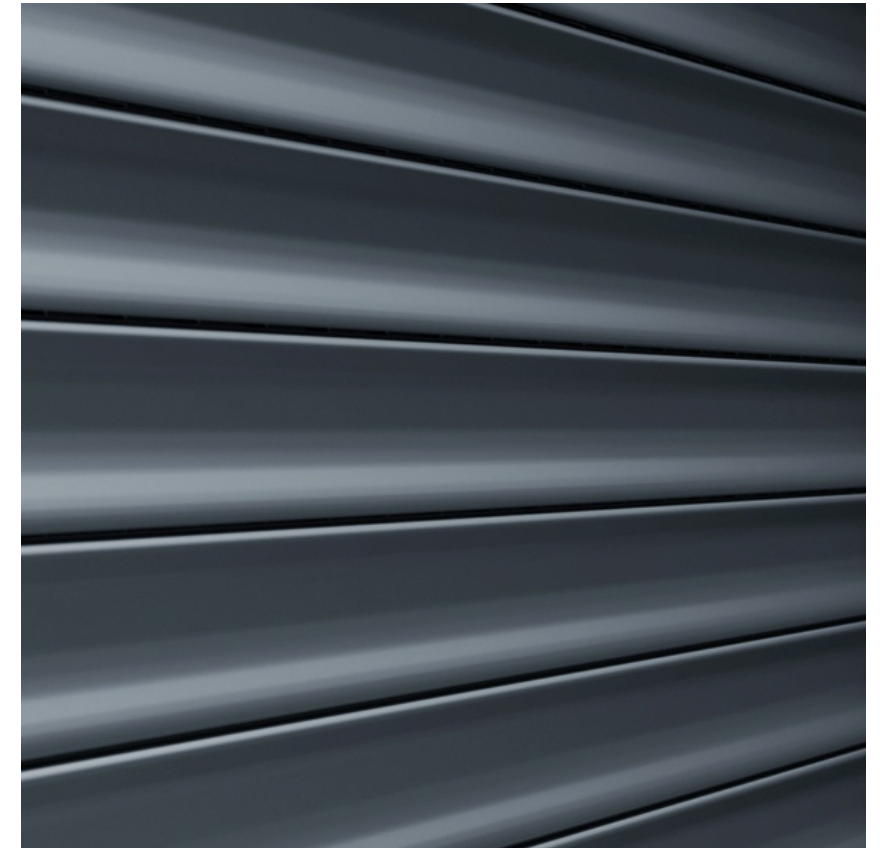
ALUGOM SERIE MATRA 110



Glasses : 4+4 | camera | 6

* The glasses may be increased by request of the energy efficiency code

Main entrance door to housing.
Aluminum frame of the same colour of the windows.
Central aluminum sheet of the same colour.



External shutters in the same colour as the exterior carpentry, motorised and with hidden drawer on the inside. Blinds will be installed in all bedrooms.



RA8014T Sepia Texturado

ELECTRICITY & LIGHTING



EFFAPEL APOLO 5000

The APOLO 5000 Series stands out for its sober design and straight lines.

Its discreet presence confers a minimalist and distinguished touch to your decoration.

We recommend installing it throughout the house except in bathrooms and kitchens.



EFFAPEL APOLO 5000

We recommend installing it in bathrooms and kitchens



ELECTRICAL PANEL OF THE DWELLING



CEILING LIGHT SPOTS

They are installed throughout the interior of the house according to the electrical plan of the project.

Led light 3000k



BLACK LANTERNS OUTSIDE THE HOUSE

Lanterns will be installed on the four facades of the house according to the electrical plan of the project.



STREET LAMPS AT THE ENTRANCE TO THE STREET DOOR

Street lights will be installed on the pillars of the pedestrian and vehicle gate at the entrance to the plot.



VIDEO INTERCOM

Video intercom system for exterior door opening. Includes app for control from mobile phone or tablet.

* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.



SECURITY SYSTEM

Your family is safe with AJAX SYSTEM alarm

All this can be achieved by a remote control via the application.

It includes 3 indoor sensors + Keyboard

Possibility of extending areas (extra)

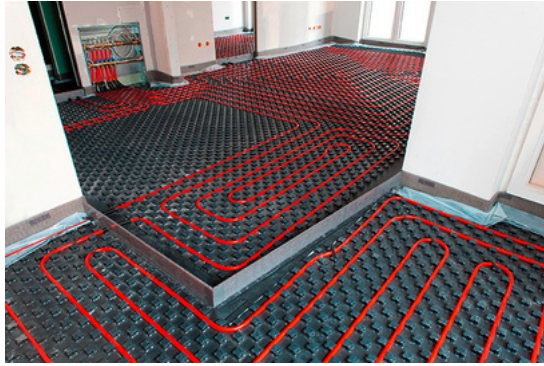
Possibility of installing security cameras (extra)



CLIMATISATION

HEATING & HOT WATER

Heating and DHW by aerothermal energy efficiency system in compliance with the CTE. Ducted air conditioning with built-in machine. This system provides the perfect combination of underfloor heating and ducted air conditioning.



Underfloor heating:

- 2 collector boxes (1 per floor)
- Through hot water pipes



Heat pump Baxi PLATINUM BC Plus Monobloc 2 10 MR, monobloc outdoor unit, single-phase, power 10 kW, 8600 cooling capacity, COP 4.95, EER 4.55 and energy efficiency A+++.



DHW storage tank with a capacity of 200 litres and 1.81 m² of exchange surface. Energy class C. Floor-standing installation.

AIR CONDITIONING

Ducted air conditioning with built-in machine.

- Installation of ducts upstairs and downstairs
- Air conditioning machine by floor



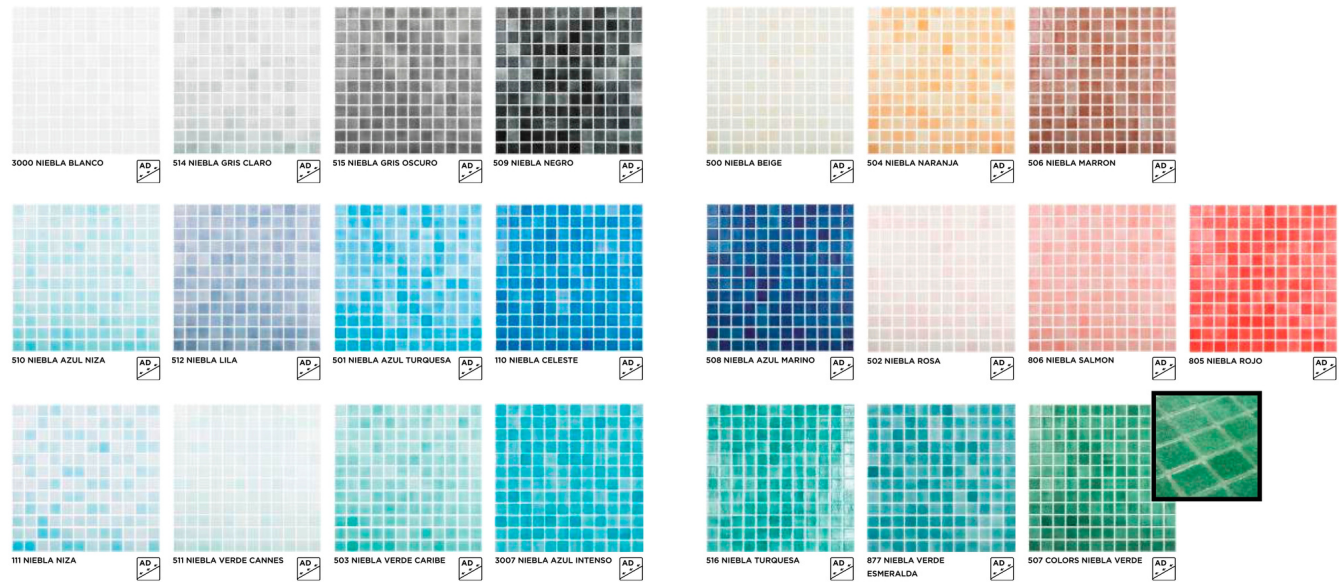
VENTILATION SYSTEM

Ventilation system of the house with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof.



SWIMMING POOL & IRRIGATION SYSTEM

SWIMMING POOL EXAMPLE



Swimming pool mosaic - to choose from the catalogue - misty colours. You have to choose the colour before starting the construction of the house.



ASTRALPOOL Victoria Plus
1 x swimming pool filtration pump



SWIMMING POOL FILTRATION SYSTEM
ASTRALPOOL ICE D.750



RAIN BIRD IRRIGATION PROGRAMMER
- 3 zones
- motorised solenoid valves

The project does not include any garden areas or plants.



Outdoor swimming pool shower:
Only cold water.