

EXPERIENCE THE
MEDITERRANEAN
LIFESTYLE



INTRODUCTION

- Privacy and exclusivity in every detail
- A lifestyle designed with you in mind
- Modern and functional spaces that adapt to your needs
- Tranquil and serene environment throughout the complex

Living at is more than just having a place to call home; it's an **experience designed with you in mind**, encompassing a **unique lifestyle, comfortable spaces**, and a **sense of privacy**. Every aspect of the community has been created to offer residents an **oasis of tranquility**, from the **state-of-the-art facilities** to the **meticulously designed interiors**.

Spacious **apartments**, **advanced home technologies**, and **beautifully landscaped gardens** ensure that no matter where you are in the development, you will find a **serene and welcoming** environment. Whether it's enjoying the **stunning views** from your terrace, relaxing by the **pool and spa**, or staying active in the **gym**, we've created spaces that **meet your every need**.





EXTERIOR

Is built to **high standards**, offering every resident a **comfortable** and **sustainable** living environment. The **certified** and **durable materials** used in the construction ensure the **reliability** and **longevity** of the buildings.

We understand the importance of enjoying **peace and quiet** in your home. That's why we've paid special attention to the **acoustic insulation** between apartments. The walls are constructed with **state-of-the-art noise-reducing bricks**, significantly lowering **sound transmission** and enhancing **privacy**. From the **floors to the ceilings**, every element of your home has been designed to **minimize sound impact**, allowing you **to relax and unwind in complete silence**.

The complex's exterior is made from **premium thermal insulation materials**, ensuring **optimal temperature regulation** in the apartments, providing **comfort all year round**, and reducing **energy costs**.



INFRASTRUCTURE FOR MAXIMUM COMFORT



GYM



CO-WORKING AREA



LOUNGE AREA



INDOOR POOL WITH WELLNESS CIRCUIT



OUTDOOR POOL



SPA



CONCIERGE SERVICE

The facilities are designed to enhance your quality of life. With **indoor and outdoor pools**, you'll enjoy a luxurious experience no matter the season.

The heated pool with a **retractable roof** allows you to swim under the open sky in warmer months, while the **gym** and **spa** provide spaces for relaxation and healthy living.



GYM

- Cardio area
- Bodybuilding area
- Yoga area

We have created a unique gym, designed to offer an exceptional experience. With **large glass walls** that open completely, you will enjoy the **feeling of exercising outdoors** with **direct views of the garden**, creating a fresh and motivating atmosphere.

The gym has dedicated areas for **cardio**, **bodybuilding** and **yoga**, and is equipped with state-of-the-art machinery from brands such as **TECHNOGYM**, guaranteeing quality and performance.

Here you will find the perfect balance between technology, nature and comfort to achieve your goals while enjoying an incomparable environment.



INDOOR HEATED POOL, OUTDOOR POOL, CHILDREN'S POOL

- Finnish sauna
- Indoor and outdoor pools for all seasons
- Safe and fun paddling pool
- Outdoor kitchen on the terrace
- Heated swimming pool with panoramic glazing and retractable roof
- Changing rooms equipped for comfort and privacy

We have created a space where **relaxation, exercise** and **family fun** are perfectly combined. Our **indoor and outdoor pools** are designed to offer you a luxurious and convenient experience at any time of the year.

The **paddling pool** provides a safe and entertaining environment for the little ones, while the terrace, equipped with an **outdoor kitchen**, is perfect for enjoying a small snack by the water.



SPA AREA



- Finnish sauna
- Turkish bath

The **spa area** has been strategically located near the gym to offer you maximum comfort and facilitate your wellness routine. This exclusive space has been designed to become your personal refuge, combining **peace, comfort** and **well-being** in a unique environment.

Relax in the **Finnish sauna**, perfect for detoxing and de-stressing after an intense day. Enjoy the **Turkish bath**, which offers a traditional experience with steam and warm temperatures, promoting **relaxation** and **rejuvenation**.

The arrangement of the areas ensures that you have everything you need for your personal care just a few steps away, creating a space where luxury and functionality combine seamlessly.



COWORKING SPACES & LOUNGE AREA

- Individual desks
- Collaborative spaces
- Soundproof booths

We **have designed a haven of productivity and rest**, where working and relaxing are just as enjoyable.

The **coworking area** offers **individual desks**, **collaborative spaces** and **soundproof booths** for video calls, adapting to all your professional needs with privacy and comfort.

The **lounge**, **warm** and **elegant**, is perfect for **relaxing or socializing**. Enjoy a quiet moment with your favorite coffee or **connect with friends** in a **comfortable** and **cozy environment**.

This area is **strategically located** in the central block of our residential complex, steps away from the main entrance so that you can stay **productive while enjoying** an environment designed for your **well-being**.



CONCIERGE SERVICE

- Receiving correspondence
- Managing deliveries
- Arranging housekeeping services
- Booking transportation
- Planning excursions

Making your life easier and elevating your residential experience is our priority at **Essence Residences**. With the level of attention of a luxury hotel, but from the **comfort of your home**, our concierge service is designed to cover **all your needs**.

Our concierge team can assist you with tasks such as **receiving correspondence**, **managing deliveries**, arranging **housekeeping services**, booking **transportation**, or planning **excursions**. All designed so that you enjoy more time for what really matters.

With this **exceptional service**, we transform comfort into an experience like no other, taking care of the details of your day-to-day so you can focus on the essentials.



SECURITY

- Gated community
- Access control with automatic reading of license plate numbers
- Opening temporary access via the app
- Security 24/7
- Video surveillance system
- Illumination of the territory at night
- Quick communication system with security and concierge.
- Fire protection system.

With residents in mind, we have integrated state-of-the-art **access systems** so you can enter and exit the complex **easily and safely**. Thanks to advanced **badge recognition technology** and **automatic license plate scanning**, residents and authorized visitors get **quick** and **unobstructed access** to the complex. Apartment owners via a special app can give temporary access which is very convenient when you have guests or rent out your apartments.



Thoughtful territory planning ensures a **harmonious and secure environment** for all residents. Vehicle and pedestrian traffic flows are **carefully** separated throughout the premises, **creating a comfortable community**. There is also a separate thread for technical staff.

The resident complex has a **comprehensive security system** featuring high-definition cameras strategically placed along the perimeter and in key areas. All this opens up **many possibilities** for a **more comfortable life**, such as letting your child go for a walk without your accompaniment.

INTERIOR

- Ergonomic and functional floor plans
- Superior sound insulation
- Strategically placed and efficient storage solutions
- Italian sliding cabinets

We've designed every detail with you in mind. Ergonomic **and functional floor plans** optimize space, without wasted areas or unnecessary corridors, to create a home that **fits perfectly into your lifestyle**.

Storage solutions are **strategically located**, offering **convenience and efficiency**. The **spacious rooms** allow for the integration of large beds, bedside tables and additional furniture, ensuring a **comfortable and functional** environment.

The doors, with concealed mounting systems and aluminium profiles, stand out for their **elegance and superior sound insulation**, with customisable colour options to suit your style.

Italian **sliding cabinets**, renowned for their **quality and design**, offer **ample and customizable storage**, combining functionality and sophistication in every detail.



KITCHEN

We understand that the kitchen is the heart of the home. For this reason, each kitchen has been designed to adapt to the typology of your apartment, combining **style, functionality** and **comfort**. In addition, you will be able to customize certain details within the proposed options, reflecting **your unique concept of home**.

Bright and spacious, the kitchens feature **high-quality Italian furniture** from brands such as **Elmar**, made from **durable** and elegant materials. You will be able to choose the color of the materials within a **selected palette**.

Storage is ample and practical, with **wall cabinets and islands** equipped with **soft-close drawers**. LED lighting under cabinets adds functionality and a modern touch.

Equipped with **state-of-the-art appliances** from brands such as **Miele**, ensuring **efficiency and durability**.

Each apartment includes a **laundry area** with a washer and dryer. Part of the equipment is strategically located on the terrace, optimizing the living space.

Miele



BOSCH

.elmar

SIEMENS

FRECAN

FRANKE



BATHROOM

- Exclusive and elegant equipment
- Double sinks with modern countertops
- Thermostatic showers for perfect temperature control
- Soundproofed pipes for added tranquility

We have taken care of every detail to offer you **comfort**, even in the most intimate moments.

The bathrooms feature **exclusive GESSI, GEBERIT equipment**, which combines **timeless elegance** with **exceptional quality**. Each bathroom includes double sinks on a modern countertop, with a selection of colors that reflect your style. Thermostatic shower taps ensure **perfect temperature control**, and toilets can be upgraded with a **bidet**, providing comfort and extra hygiene.

To ensure your peace of mind, the entire complex has **soundproofed pipes**, creating a serene and relaxing atmosphere in your day-to-day life.



GEBERIT

GESSI®



INNOVATIVE ENGINEERING & ENERGY EFFICIENCY

- Advanced thermal insulation materials
- Panoramic windows with solar control technology
- Air recovery systems and recirculating pump
- Personalized climate control in every room

We have incorporated **innovative solutions** and sustainable **technologies** to ensure **comfort** throughout the year while **minimizing energy consumption**. The panoramic windows maximize natural light entry and minimize energy loss, while thermal insulation materials maintain a pleasant temperature all year round.

The advanced climate control system, with air recovery and recirculating pump technology, ensures instant hot water and customized temperature settings in every room, creating an **optimal living environment**.



SMART HOME SYSTEM

- Remote control from your smartphone or tablet
- Customized lighting and temperature management
- Advanced Smoke, Leak, and Motion Sensors
- Secure, keyless access
- Immediate alerts for peace of mind

We've thought of every detail to give you a home that fits your **lifestyle**. Our advanced **smart home system** is designed to make your day-to-day life **easier, safer** and **more comfortable**.

Easily control safety, **lights**, and **temperature** from your smartphone or tablet. Adjust the lighting to create the **perfect atmosphere**, whether it's **relaxing or working**, while **saving energy**. Thanks to the **individual thermostats**, each room adapts to your needs, ensuring **constant comfort**.

The Ajax security system, equipped with smoke, leak and motion sensors, ensures your peace of mind. In addition, **electronic locks** and **keyless entry** offer convenience and security. You'll get immediate alerts if, for example, a window is left open, so **you're always in control**.

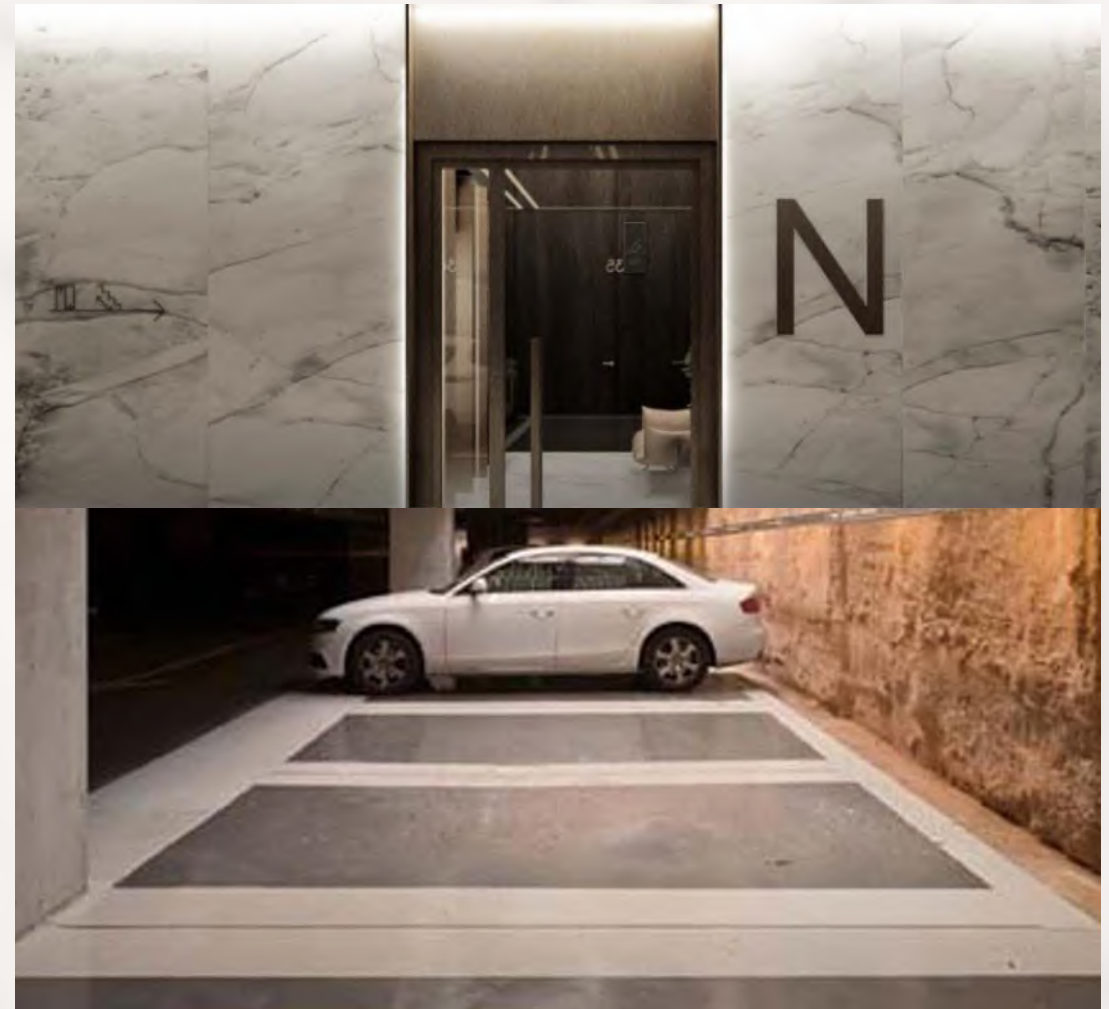


PARKING AND STORAGE

- Secure underground parking with access control
- Comprehensive video surveillance system
- Automatic license plate recognition
- Spacious spaces adapted for all types of vehicles
- Direct access to the lift from the car park
- Areas for bicycles, strollers and a pet washing station
- Individual storage rooms for each apartment

We've designed parking and storage facilities with your **comfort** and **safety in mind**, while reflecting the **style and sophistication** of the resort.

The underground car park is equipped with **automatic access systems** and **24/7 video surveillance**, guaranteeing the peace of mind of the residents. Entry is smooth thanks to license **plate recognition**, eliminating any inconvenience. With **ample spaces** suitable for any type of vehicle, the car park also has direct access to the lift area, **making it easy** to transfer to your apartment, especially after shopping.



With your needs in mind, the car park includes dedicated areas for bicycles and trolleys, as well as trolleys useful for transporting heavy objects. A **pet washing station** and additional grooming add functionality and comfort to the experience.

In addition, each apartment has an **individual storage room**, providing extra space for your belongings.

LANDSCAPING

- Design that ensures privacy and serenity
- Green areas that purify the air and enrich the environment
- Paved walkways for relaxing strolls
- Natural views that change with the seasons

The **landscaping** transforms the complex into a **sanctuary of exclusivity**. The green areas act as natural barriers, **providing privacy and a relaxing environment** while enhancing the surroundings with **fresh, clean air**.

The carefully selected plants and trees transform the landscape with each season, creating a **dynamic and always-appealing** environment. The **paved walkways** invite you to enjoy **peaceful strolls** in an environment that blends **beauty and functionality**.



