



Facades

Reinforced concrete structure comprising foundations, columns, beams and floor slabs, executed in accordance with current technical building regulations. High-quality mineral monocouche render in light tones, combined with decorative natural stone cladding, following the architectural design concept of the development. External enclosure walls constructed using ceramic brickwork with high-performance thermal and acoustic insulation solutions.



Roofs and Solarium Areas

Non-accessible flat roofs and accessible rooftop solarium areas, built with advanced thermal insulation and waterproofing systems in compliance with current regulations. Exterior finishes include premium outdoor paving, decorative surfaces and gravel in technical non-accessible areas. Water and electrical connections are provided on terraces and solarium areas.



Thermal and Acoustic Insulation

Each villa is designed with high-performance thermal and acoustic insulation systems, ensuring excellent energy efficiency, comfort and wellbeing throughout the year.



Bathrooms and Fittings

Contemporary designer shower trays with tempered glass shower screens. Wall-hung vanity units with integrated LED illuminated mirrors. Bathroom wall finishes by Keraben ceramic tiles, with a selection of models, colours and finishes available for client customisation.



Flooring

Large-format porcelain flooring throughout the entire property. The same flooring design extends to exterior areas with a non-slip finish, creating a seamless transition between indoor and outdoor living spaces. Various models and finishes are available for selection.



Interior Carpentry

Interior doors finished in white lacquer with black designer hardware and hinges. Built-in wardrobes finished in white, fully fitted with drawers, shelving and hanging rails.



Internal Partitions and Finishes

Interior partitions constructed using plasterboard systems with integrated mineral wool insulation, providing excellent thermal and acoustic performance. Smooth white matt paint finish throughout the property.



Lighting

Energy-efficient LED lighting throughout the interior. Architectural ceiling features incorporating integrated decorative LED lighting. Integrated LED perimeter lighting to exterior areas of the villa.



Electrical Installation

Electrical installation executed in accordance with current regulations using high-quality materials and contemporary design electrical fittings.

The villa is designed to achieve a high level of energy efficiency, optimising electricity consumption while ensuring comfort and sustainability.



Air Conditioning and Hot Water

Fully integrated ducted air-conditioning system throughout the property, providing efficient and uniform climate control throughout the property.

Domestic hot water production via a high-efficiency aerothermal heat pump system. Integrated drinking water filtration and treatment system installed in the kitchen.



External Carpentry and Glazing

High-performance aluminium exterior carpentry with thermal break technology and double-glazed Climalit® systems, ensuring superior thermal and acoustic insulation. Large sliding glazed doors provide direct access from the living area and bedrooms to terraces and the private pool area.

Motorised aluminium shutters installed in the living room and bedrooms. Bathrooms feature floor-to-ceiling windows with fixed lower glazing and top-opening sections to provide natural ventilation.



Kitchen and Appliances

Contemporary designer kitchen fitted with upper and lower cabinetry and a premium porcelain or compact stone worktop. A range of finishes and colour options are available, allowing personalisation of both cabinetry and worktops. Integrated decorative LED lighting.

The kitchen is fully equipped with integrated refrigerator, dishwasher, oven, microwave and built-in washing machine. The central island includes an integrated induction cooktop, extractor system and built-in wine cooler.



Landscaping, External Areas and Swimming Pool

The villas feature Mediterranean-style landscaping using native plant species adapted to the local environment. Outdoor areas combine decorative gravel and premium exterior paving around terraces, pool surroundings and ancillary exterior spaces.

Each plot includes a fully installed drip irrigation system. Private swimming pool measuring 2.5 x 5 metres with a depth of 1.50 metres, including an outdoor shower.



The information contained in this specification report may be modified due to technical, commercial or legal requirements. **OMALA RESIDENCES** reserves the right to introduce improvements or modifications that enhance the final quality of the development while maintaining the overall design concept and standards of the project.