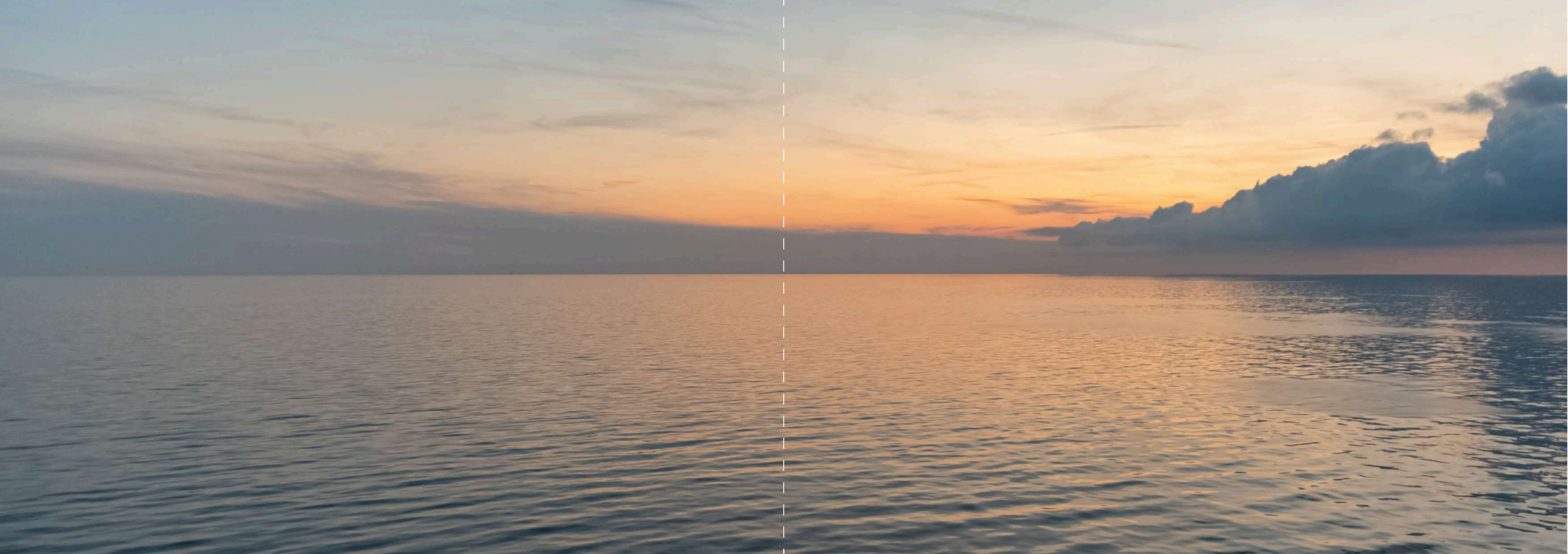




Quality Specifications



The Art of Living Exceptionally

Each home is a unique piece within a very special ensemble: 42 boutique residences on the hillside of Carvajal, open to the sea, the light and the quiet. Here, building is not simply about putting up a structure; it is about creating a place designed to last, where comfort, efficiency and respect for the Mediterranean setting sit alongside serene, contemporary architecture.

This quality specification sets out the materials, construction systems, building services and finishes that shape the development. Every decision is the result of rigorous analysis, prioritising quality, durability, sustainability, thermal and acoustic comfort, and a warm, balanced aesthetic. Nothing is standard. Nothing is superfluous. Everything serves a purpose: for your home to perform as well as it feels.

From the thermal envelope and high-performance external joinery, to the flooring, kitchens and bathrooms conceived as wellbeing spaces; from terraces opening to the horizon, to communal areas with pools, spa, gym, co-working, Mediterranean gardens and a panoramic lift with direct access to the beach—each element forms part of a single concept: bright, Mediterranean, timeless architecture, designed to be lived in calmly today and to become a legacy tomorrow.

STRUCTURE AND PARTITIONS

The technical foundation of an exceptional project

The foundations and structure will be made of reinforced concrete, in accordance with project specifications, the results of the geotechnical study, and in compliance with current regulations and the Spanish Building Code (CTE).

The roof has been designed according to technical parameters that take energy efficiency and health standards into account, thus complying with the CTE. Rooftop terraces/solariums in finished homes will feature 120×120 cm porcelain stoneware flooring in Acrom Ivory. The upper roof housing installations will be finished with a protective layer of white gravel. Mediterranean-style landscaped roofs will be executed according to the project design in the west-facing building.

Interior partitions within the homes will be built using drywall systems, executed with metal framing and interior thermal and acoustic insulation made of mineral wool.

Separation between dwellings will be achieved using a sound-resistant brick leaf lined with plasterboard panels and an interposed layer of insulating and sound-absorbing mineral wool. All systems are tested to guarantee compliance with acoustic insulation requirements in accordance with the CTE.



CONCRETE
WALLS



ACOUSTIC
INSULATION



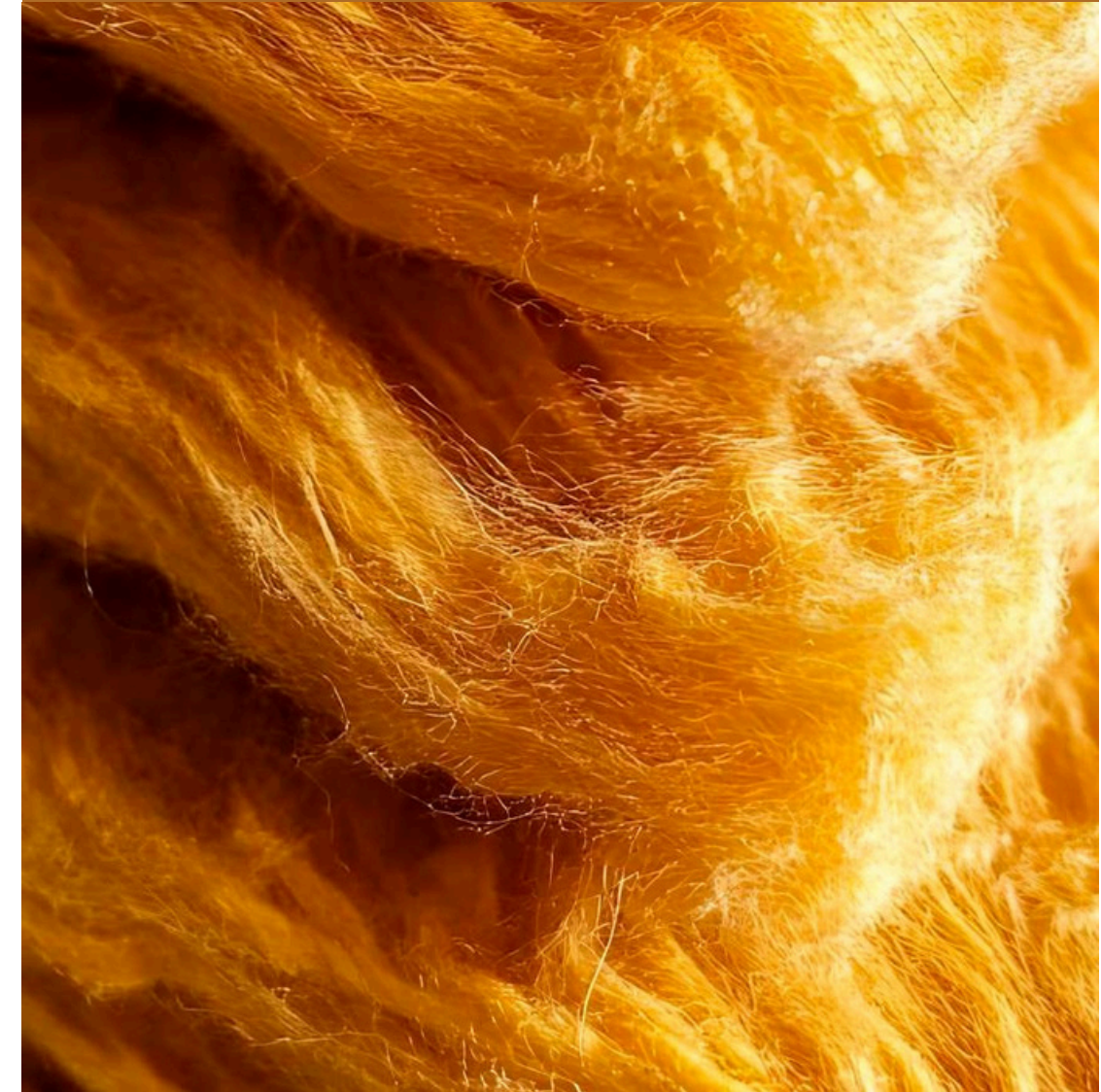
METAL
PROFILES



PLASTERBOARD
PANELS



MINERAL WOOL
INSULATION





FAÇADES

The façade will be built with thermal and acoustic insulation in accordance with the CTE. The exterior brick layer will be finished with traditional cement mortar in sand tones. The design will prevent thermal bridges and reduce the home's energy demand.

In selected areas, façades will be finished with natural stone and wood cladding, in line with the architectural design.

The exterior joinery will feature lacquered aluminium frames with thermal break. Minimalist profiles designed to maximise views, with recessed bottom tracks.

Double glazing with panes of different thicknesses and an air chamber to ensure optimal thermal, acoustic, and security performance.

Pre-installation for automatic interior blinds in all façade openings.

Installation of 100% blackout interior blinds in bedrooms.

Glass balustrades where required.



FINISHES

Interiors / communal areas

- Interior flooring in homes: sand-coloured porcelain stoneware, large format (120×120 cm).
- Wall cladding in wet areas of bathrooms: porcelain stoneware, large format (120×270 cm).
- Terraces and communal areas: porcelain stoneware, large format (120×120 cm).
- Microcement wall niches in communal areas.
- Interior wall paint in homes: RAL 1013.
- Outdoor swimming pool: 5×5 cm glass mosaic tiles in pearl white, multitone nish.
- Indoor swimming pool: 5×5 cm glass mosaic tiles in pearl white, multitone nish.
- Gym: synthetic carpet by Bolon or similar, Sisal beige model.
- Co-working area: synthetic carpet by Bolon or similar, Sisal beige model.
- Gastrobar: wood-effect porcelain flooring.

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COMMUNAL AREAS MATERIALS

STONE-EFFECT PORCELAIN

- Large-format ceramic material with a matte finish.
- Neutral tones with subtle veining, providing natural warmth and visual continuity.
- Ideal for interior floors and walls.



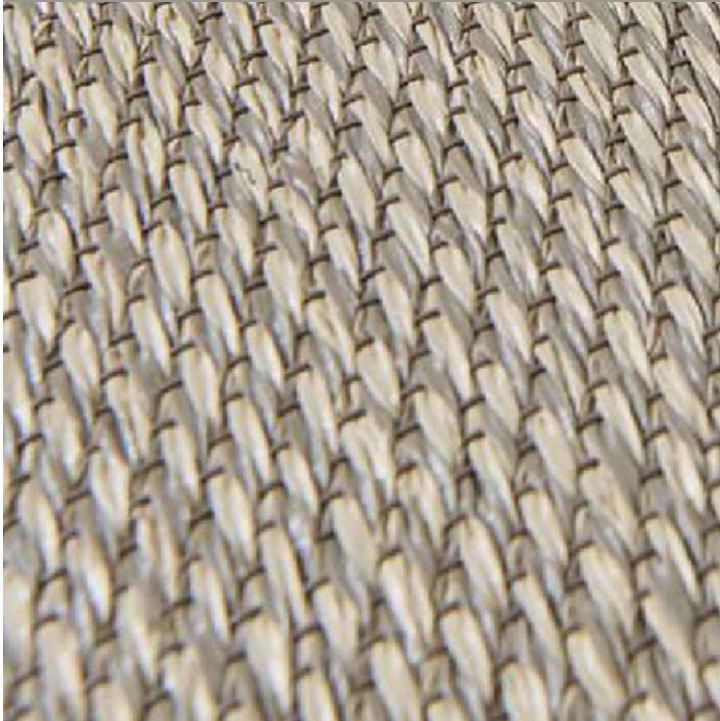
LIGHT MICROCEMENT

- Continuous coating with a smooth texture and an artisanal appearance.
- Gently reflects light, creating a sense of spaciousness and uniformity.



TECHNICAL WOVEN FABRIC

- Synthetic fibre weave resistant to outdoor conditions.
- Adds natural texture and sophistication; ideal for terrace furniture and lounge areas.



GLASS MOSAIC MESH

- Square glass tiles with a marble-effect finish.
- Ideal for wet areas (pools, spas), providing brightness, freshness, and visual clarity.



WOOD-EFFECT PORCELAIN

- Ceramic flooring with realistic texture and grain detail.
- Warm, natural, and durable; pairs well with stone and sand tones.



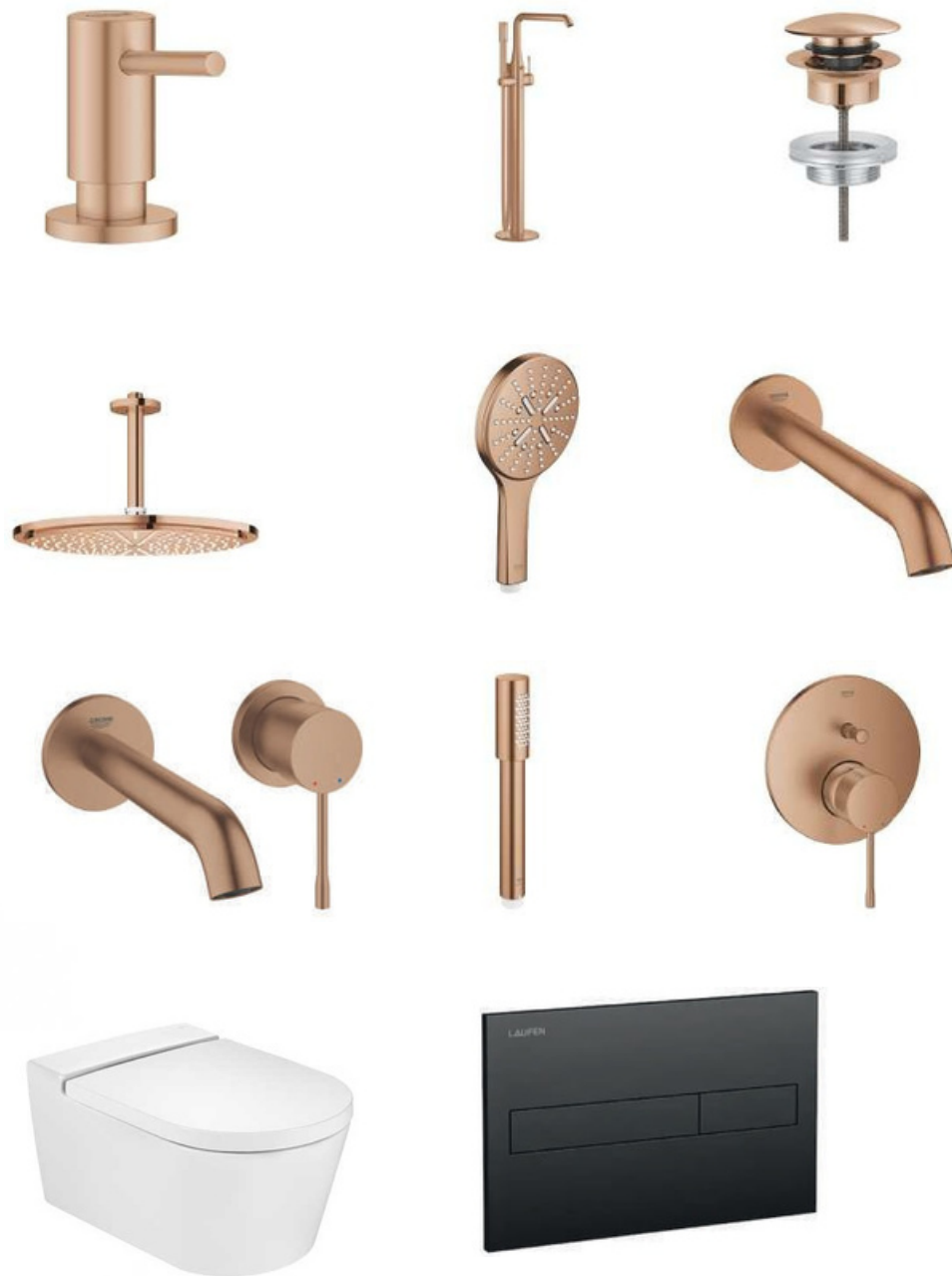
LIMESTONE-EFFECT PORCELAIN

- Matte finish with subtle texture.
- Highly versatile, luminous, and elegant; brings purity and continuity to interior and exterior spaces.



BATHROOMS

- Porcelain shower tray with printed finish, matching the same design as the main bathroom flooring.
- Fixed smoked glass shower screens in anti-limescale glass with black hardware.
- Wall-hung toilets with soft-close seat. Matte white finish.
- Concealed cistern system with front-operated dual flush.
- GROHE taps in brushed copper finish or similar.
- GROHE washbasin.
- Wall-mounted washbasin tap with medium spout.



BATHROOM FURNITURE

Functionality and design

- Bathrooms will feature a washbasin with an integrated bowl set into a countertop, Nacre DEKTON model or similar, with matching apron in the same material.
- Wooden vanity unit with two drawers, designed by our interior design team as shown in the renderings.
- Mirror in all bathrooms with integrated lighting and electric anti-fog system.
- Bathroom lighting with recessed spotlights in false ceilings and linear LED lighting in coves, according to the project design.
- GROHE wall-mounted taps in brushed copper nish, for washbasin, shower, and bathtub where applicable.



KITCHEN CABINETRY

Equipment and aesthetics in harmony.

- High-end designer kitchen by KÖK STUDIO, SIEMATIC, VALCUCINE, or an equivalent design.
- Kitchen furniture comprising base and wall units in light tones.
- DEKTON worktops or similar.



APPLIANCES

Miele

INTEGRATED MIELE FRIDGE-FREEZER (COMBI), MODEL KDN7724.

MIELE WASHING MACHINE, 8 KG, WHITE, MODEL WWA120 WCS ACTIVE.

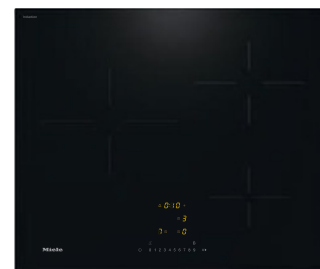
MIELE TUMBLE DRYER, 8 KG, WHITE, MODEL TWA520.

INTEGRATED MIELE DISHWASHER, 60 CM, MODEL G5150VI ACTIVE.

MIELE INDUCTION HOB, MODEL KM7360FL.

MIELE MULTIFUNCTION OVEN, MODEL H2465B0BSW.

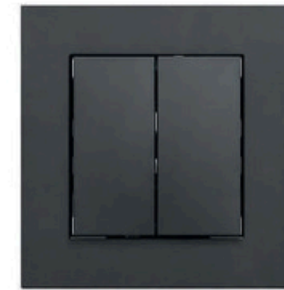
INTEGRATED MIELE MICROWAVE, MODEL M2230SC0BSW.





INSTALLATIONS

- Electrical and telecommunications installations throughout the home, in compliance with current regulations.
- Installation of photovoltaic modules on the roofs to generate electrical energy for the project's communal areas.
- JUNG LS990 electrical fittings or similar, with USB-C sockets in kitchens, bathrooms, and bedrooms.
- Installation of one electric vehicle charging point per home in the parking area.
- Digital video intercom with keypad.
- CCTV system in communal areas and parking facilities.
- Air conditioning throughout the home with zoned temperature control via Airzone system or similar.
- Under floor heating and domestic hot water (DHW) provided by an aerothermal system.
- Indirect LED lighting in ceiling coves in homes and communal areas, according to the project design.
- Built-in wardrobes with LED lighting activated by door opening.



COMMUNAL AREAS

One of the project's key differentiating features compared to other residential developments in the area:

- Gastrobar area of 81 m².
- Coworking space of 102 m².
- Fully equipped gym of 48 m².
- Indoor swimming pool with 20 m² water surface within a 57 m² enclosure.
- Outdoor swimming pool with 64 m² water surface, including sauna area and fully equipped changing rooms.
- Outdoor terrace with replace.
- Parcel locker area for deliveries in the entrance lobby.
- Concierge area with hotel-style reception in the main entrance.
- Public-use panoramic lift.



OUTDOOR SWIMMING POOL

- Infinity pool with 64 m² of water surface, including a shower area with hot water and restrooms.
- Salt electrolysis water purification system.
- Wood-effect porcelain stoneware paving.
- LED lighting with automatic control.



INDOOR SWIMMING POOL

- Swimming pool with 20 m² of water surface within a covered area of 57 m².
- Glass curtain enclosure around the perimeter, allowing year-round use.
- Salt electrolysis water purification system.
- 5×5 cm glass mosaic tiling in pearl white, multitone nish.
- LED lighting with automatic control.



COWORKING

Workspaces within residential buildings offer flexibility and comfort for carrying out professional activities whenever needed. Living in a building with spaces like this means you won't need to worry about commuting. You save time on travel and can focus on what truly matters: getting work done, exercising, or simply relaxing. In addition, you can work in a familiar, calm, and peaceful environment. The development's coworking area includes an office zone with a café corner, allowing you to work as if you were at home, while also giving you the opportunity to connect with other professionals who, like you, strive for excellence.



GYM

We have created an exclusive fitness space, designed so that every workout becomes a unique experience with sea views. Our gym combines cutting-edge technology with an exceptional setting, offering residents the opportunity to take care of themselves while enjoying inspiring views. With a surface area of 48 m², the design has been conceived to convey a sense of spaciousness, brightness, and wellbeing, using carefully selected materials that enhance comfort.

The equipment includes a selection of state-of-the-art machines (treadmill, trainer, stationary bike, and a set of bars and weights), arranged to support both cardio and strength training routines in a modern, motivating environment. The glazed perimeter is enclosed with a glass curtain system, allowing the space to be used throughout the year.



GASTROBAR SPORTS BAR

A unique and one-of-a-kind space, designed for residents to enjoy their best moments with family and friends.

The development's gastrobar transforms cooking and where

everything is designed for cooking, celebrating, and enjoying.

- Professional kitchen fully equipped to prepare everything from an informal meal to a large family celebration.
- Infotainment system to set the atmosphere for each gathering with music or audiovisual content.
- Outdoor terrace with replace, allowing you to enjoy Óleo at any time of the year.



