



Quality Specifications

URBANIZATION

- Gated community with two secure clusters and multiple pedestrian access points.
- 24/7 security checkpoint connected to surveillance system.
- Barrier-free design for full accessibility.
- Stamped/decorative concrete pathways and landscaped areas with automatic irrigation system.
- Private water well in addition to municipal supply for irrigation.
- Energy-efficient outdoor lighting with programmed schedules and solar-powered fixtures.
- Multi-level lighting scenarios for energy saving.
- Green landscaping ensures privacy and creates the feeling of a private oasis.

BUILDING

- Silent elevators with capacity for 8 people in each block.
- Common areas illuminated with motion sensors and programmable schedules.
- Non-slip porcelain flooring throughout communal areas.
- Parking with modern design, clear navigation, and pre-installation for electric car chargers.
- Fire protection system, CO₂ detectors, and access control to the parking area.
- Private storage rooms for each apartment (except ground floor).

- Glass railings on terraces to maximize panoramic views.
- Façades with brickwork, polyurethane insulation, intermediate plastering and double plasterboard interior finish for maximum thermal efficiency.
 - Exterior finish with high-performance waterproof mortar, reinforced with fibers, painted in 3 coats.

INTERIOR FINISHES

- 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.
- Bathrooms with porcelain tiles in wet areas and waterproof microcement finishes.
- Optional veneered wall panels and customizable color choices.
- Armored entrance doors with electronic locks.
- MDF painted interior doors with frames.
- Built-in wardrobes with melamine interiors, drawers, shelves, and lacquered MDF facades with minimalist handles.
- Pre-installation for motorized curtains or blackout blinds.

BATHROOMS

- Large-format porcelain floors and microcement wall finishes in wet zones.
- Walk-in showers with hidden drains and non-slip porcelain floors.
- Glass shower screens.
- Geberit 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).
- Option to install a bathtub in one of the bathrooms.
- LED mirrors installed in all bathrooms.

KITCHENS & LAUNDRY

- Italian-made kitchen furniture (Comprex or similar).
- Bright, open-plan kitchens with windows and central islands.
- Lacquered MDF fronts with handleless gola profile; customizable color options.
- Integrated LED lighting in cabinets.
- Porcelain countertops and backsplash with natural stone effect.
- High-end appliances from Siemens (oven, microwave, induction hob, dishwasher).
- 90 cm fridge-freezer from Bosch or Samsung.

- Powerful built-in extractor hood with external venting (Freca or similar).
- Large sink and faucet (Franke or similar).
- Optional: reverse osmosis water system, wine cooler.
- Laundry area with Siemens washer and dryer (location depends on apartment type).
- Pre-installation for outdoor kitchen and Jacuzzi on solarium terraces.

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).
- Smart home system for climate and lighting control via app.
- Pre-installation for motorized curtains with app integration.
- Smoke, flood, and security sensors included.
- 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.

ENERGY EFFICIENCY

- LED lighting with motion sensors in communal areas and garages.
- Solar-powered lighting fixtures in outdoor areas.
- Rainwater recovery system for irrigation.
- 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.

SECURITY

- Video surveillance at all access points and common areas.
- Guard post for visitor identification and access 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.

COMMON AREAS & CLUB

- Extensive landscaped areas ensuring privacy for residents.
- Private gardens for ground floor apartments with service gates.
- 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, jacuzzi, 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, including private meeting pods.
- Parking for bicycles and scooters with controlled access.
- Pet washing stations at block entrances.
- Scenic viewpoints and picnic areas within the community.