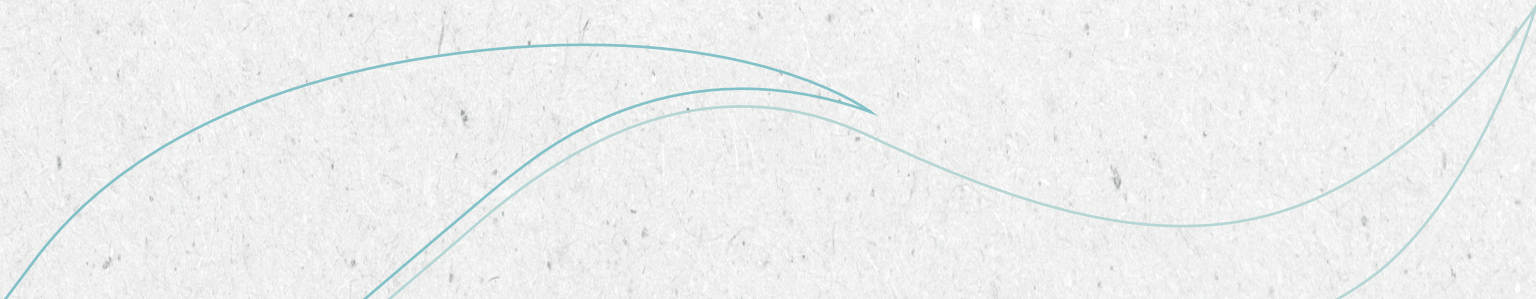


BAY VIEW



POLOP LUXURY VILLAS

BUILDING SPECIFICATIONS





Foundation and Structure

- Structure composed of reinforced concrete slabs.
- Foundation through footings and tie beams according to regulations.



Roof

- Solarium roofs will be flat. They will be executed with slope formation, waterproofing, insulation, and exterior finishing.



Private Plot Fencing

- Private plot for each residence.
- Plot enclosure with concrete wall or blocks and metal fencing on a low wall for the upper part.
- Sliding gate for vehicles.
- Internal parking area.
- Garden finishing with artificial grass, gravel, ceramic pavement as per project.



Façade

- Façade composed of ceramic block wall.
- Finished with ceramic cladding and single-layer mortar coating finished with acrylic paint.
- Pergola covered with wood imitation aluminium.
- Residence lined with laminated plasterboard and thermal insulation.



Partition Walls

- The interior partition walls of each residence are executed with large format ceramic bricks.



Exterior Carpentry and Glazing

- Exterior carpentry of aluminium profiles.
- Double glazing with air chamber.
- Windows and doors can be hinged or sliding.
- Motorised blinds in bedrooms.



Interior Carpentry

- Armoured entrance door to the residence, with steel structure and pre-frame, locking device, double security lock, anti-leverage hinges and peephole.
- Lacquered interior doors.
- Built-in wardrobes lined to ceiling and/or space for dressing room lined with textured material.



Bathrooms and Plumbing

- Top-quality embedded porcelain sanitary ware in white colour.
- Shower area made with resin tray.
- Black single-lever faucets.
- Installation of vanity unit with sink in bathrooms.



Flooring, Tiling, and Finishes

- Ceramic flooring throughout the house, including the kitchen area.
- Top brand stoneware tiling in bathrooms.
- Smooth washable plastic interior paint in the rest of the residence.
- False ceiling throughout the residence. Continuous with laminated plasterboard panels throughout the residence. In the toilet, removable plasterboard panels.



Kitchen

Equipped with:

- High and low cabinets.
- Compact resin or granite countertop, including kitchen backsplash.
- Island included.
- Induction hob, extractor hood, oven, microwave, refrigerator, dishwasher and stainless steel sink with chrome single-lever faucet. Whirlpool appliances.

UPGRADE AVAILABLE:

- Siemens appliances.



Climate Control

- Unitary system DHW and climate generation. The air conditioning installation will be carried out through ducted heat pump in false ceiling with supply grilles in living room and bedrooms. A thermostat will be installed in the living room. Domestic hot water supply system through aerothermal energy.

- Underfloor heating in bathrooms (except in dwellings E2 and E3)

UPGRADE AVAILABLE:

- Underfloor heating throughout the residence.



Electricity and Telecommunications

- Electrical installation according to REBT (Regulations for Low Voltage). Top-brand mechanisms.

- Basic telephone installation, cable telecommunications, digital TV.

- Outlets in living-dining room, kitchen, and in all bedrooms.

- Pre-installation for electric vehicle charging.

- TV and TF outlets in living room, kitchen, and bedrooms.

- Pre-installation for photovoltaic panels.



Residential Complex

- Residential complex completely fenced perimeter, with video intercom, according to project design.

- Vehicle access through automatic gate with remote control.

- Lighting with beacons and wall sconces with LED lighting.

- Common circulation area resolved by:

- Combination of cobblestones, asphalt, and printed concrete effect cobblestone in pedestrian and vehicular streets.

EXTRAS:

- Infinity pool according to project location.

- Jacuzzi on rooftop solarium in specific residences.



Energy Rating of the Project

BAY VIEW



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Note: The Project Management reserves the right to make during the execution of the work whatever modifications it deems necessary on the exposed building specifications, which may be imposed by the competent authority or body, as well as motivated by technical, legal, commercial, or material availability requirements without implying a decrease in the overall quality level.