

SPECIFICATIONS AND EQUIPMENT OVERVIEW

PENTHOUSE

FACADES

- **Motor Lobby:** Elegant geometric canopy offering a striking and modern welcome.
- **Mixed Cladding on Facade:** Combination of natural regional stone and sand-colored board-formed concrete, creating a harmonious integration with the natural surroundings.
- **Vertical Lattice Panels:** Adding a warm and sophisticated touch to the facade.
- **Railings:** Transparent tempered glass railings that provide visual lightness and uninterrupted views of the surroundings.

LOBBY

This space blends modern design with natural elements, creating a warm and welcoming atmosphere from the very first moment.

Architectural elements and materials:

- **Curved and sculptural walls:** Covered with textured panels in light sand tones. The wall texture enhances verticality and adds visual dynamism.
- **Flooring:** Stone-look or wood-look ceramic tile arranged in a linear pattern that visually unifies the space.

Lighting:

- Indirect perimeter lighting at the base of the walls, highlighting curves and providing a warm, sophisticated ambiance.
- Large suspended light fixtures with organic shapes that enhance the sculptural character of the space.

Furniture and decorative elements:

- **Reception:** Counter with exposed stone finish at the back of the space, framed by a suspended lattice of spherical and cylindrical metallic elements, serving as both a visual screen and an artistic piece.
- **Lounge area:** Contemporary design furniture in neutral tones and soft shapes.
- **Decorative elements:** Sculptural pieces and stools in contrasting colors like yellow, adding playful and sophisticated accents.

ELEVATORS

- Elevators with capacity for 10-12 people and spacious cabins.

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ELECTRICITY AND POTABLE WATER

- Solar panels for services in common areas.
- Water cistern, with cells for hard water and pre-treated filtered water.
- Hydropneumatic system to ensure strong water pressure in each condominium.

SECURITY SYSTEM AND TELECOMMUNICATIONS

- Video surveillance CCTV system in common areas (parking, motor lobby, reception, pool area)
- Automated access system
- High-speed fiber optic, fully pre-installed with conduit ready.

CONDOMINIUMS

INTERIOR OF UNITS

Materials and finishes:

- Large-format porcelain floor tiles in a light, natural stone-like tone, visually unifying the space and enhancing the sense of cleanliness and continuity.
- Walls with fine textured finish, painted in light neutral tones, complemented by natural wood finishes on doors.
- Accent wall with decorative prefabricated stone cladding.
- Drywall ceilings throughout the residence, with curtain recesses and integrated LED strip lighting.
- High-quality matte black aluminum window frames with laminated 6+6 safety glass with security film.
- Tempered glass railings (10 mm) with towel bars and stainless steel fittings.

Kitchen:

- High-quality kitchen with upper and lower cabinets in a smooth matte finish.
- Countertops in quartz or similar finish.
- Central island with integrated breakfast bar in natural stone.
- Equipped with premium sink and single-lever faucet, carbon-filter extractor hood, electric ceramic cooktop, and electric oven.

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Bedroom:

- Spacious floor-to-ceiling closets with sliding doors in natural wood-look finish, accented by framed edges and handles. Includes drawers, shelves, and hanging rods.
- Bedrooms designed to accommodate King-size beds.

Bathrooms:

- Porcelain tile walls in the shower area
- 10 mm tempered glass partitions, with swing or sliding doors and stainless steel hardware
- Vanity-style bathroom cabinet with built-in drawers
- High-quality faucet (Moen brand or similar)

LED Lighting:

- Indirect and task lighting to enrich the atmosphere and highlight materials without overwhelming the space.
- LED strips in recessed perimeters of decorative walls.

Air Conditioning:

- Inverter-type multi-split A/C with indoor units in living room and bedrooms.

ROOFTOP

- Hydromassage Jacuzzi
- Wood-look aluminum pergola
- Half bathroom

PREMIUM APPLIANCES & AMENITIES

- Dishwasher
- Electric washer-dryer combo
- Refrigerator
- Microwave
- Curtains
- Exclusive parking space
- Storage unit
- 3-year Beach Club Membership