

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Emerald Greens** are perfectly integrated into the design of the homes. Equipped with large capacity upper and lower units, with acrylic resin worktops and splashbacks in white and a column unit in a natural oak finish.

Every kitchen includes a package of **Balay** appliances with a refrigerator, column-mounted electric oven and microwave, vitro-ceramic hob, extractor fan, integrated dishwasher, and single sink with taps from the **TRES** brand.





BATHROOMS

Both bathrooms are tiled with ceramic tiling by **Saloni**, combining different finishes to imitate chalk, natural stone, or marble.

The main bathroom has a brilliant white colour wall-mounted unit with two washbasins, and in the second bathroom has a single basin with mixer taps by **TRES**.

Bathroom WCs are of a modern design by **Jacob Delafon**.

All bathrooms include acrylic shower trays in white with fixed glass shower screens installed and mirrors mounted above the washbasin area.



INTERIOR CARPENTRY

The reinforced main entrance door is finished in the same colour as the other doors within the home. To complement the overall design, all the interior doors are smooth and have a melamine textured wood finish and chrome hinges.

The fitted wardrobes have smooth, sliding doors also in textured wood finish melamine to complement the flooring and doors and combining with the interior panelling and including a luggage shelf, hanging rail and drawer unit.



EXTERIOR CARPENTRY

In the living rooms, the large format sliding doors are the outstanding feature, manufactured by **STRUGAL** in white lacquered aluminium with thermal break and double-glazed safety glass that open the living room up completely to the impressive panoramic views across the golf course and to the sea.

The other rooms have white aluminium casement windows, double-glazed with thermal break, and the bedroom windows also have motorised rolling shutters.



FLOORING

We have chosen a large format ceramic tile for the floors, by **Saloni**, in an ivory colour, with white lacquered skirting. The same flooring, in its non-slip version, has been used on the terraces and solarium, creating a sense of continuity between the interior and exterior of the home.

The ceramic floor tiles in the bathrooms are also by **Saloni**, coordinating with the wall tiles.



FIXTURES

Every home has an individual hot and cold air-conditioning system, installed via ducts located in the false ceiling, and mechanical ventilation to optimise interior air quality in accordance with the Technical Building Code (CTE).

An LED lighting package is included and installed according to the plans for each home.

Top quality light switches and sockets in white with USB charging points for devices in the kitchen and the main bedroom. Fibre optic, telephone points and TV connection in living-dining room, bedrooms and kitchen with digital terrestrial antenna and satellite dish.

The homes have an electric heating system to produce domestic hot water with an energy-saving feature incorporating the use of hot water produced by **solar energy**. The building also has the required insulation to walls, roofs and windows in order to obtain a high **energy efficiency rating “B”**.



EXTERIORS

Exterior communal areas include landscaped gardens with irrigation system and a pool with lighting and shower. The entrance door to each building is connected to the apartments via video intercom system and vehicle access is via a motorised gate with remote control.

Each home has its own private parking space and storeroom located in the underground communal garage. Every building has a lift with capacity for 6 people, especially designed to provide comfortable access for residents with reduced mobility.



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