

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Pier 1**, which have been designed with a functional and contemporary style in mind, focusing on the comfort of our most demanding clients, are fitted with white, large-capacity wall and base units with resin countertops and splashbacks.

Similarly, all the kitchens come with a range of Siemens appliances including an electric oven, column microwave, induction cooker, extractor hood, fridge, built-in dishwasher, washing machine cum dryer and a single-basin sink with **Grohe** taps.



BATHROOMS

The bathrooms feature elegant designs based on combinations of natural colours and textures with high quality **Saloni** tiles in consonance with the level of finishing found elsewhere in the apartment.

Jacob Delafon is responsible for the contemporary design of the toilets in the two bathrooms, perfectly complemented by white resin shower trays. The bathroom units have a single- or a double-basin sink, as per the project plan, with **Grohe** mixer taps.

All the bathrooms include fixed glass shower partitions and mirrors above the washbasin area.



INTERIOR CARPENTRY

The main entrance door to each apartment is armoured and finished in the same colour as the other doors in the apartment, to ensure seamless integration into the overall design.

All the interior carpentry of the apartments, both the smooth interior doors and the built-in wardrobe fronts, are finished in an elegant oak colour. The interior of the built-in wardrobes is lined with melamine in a grey leather tone and finished with a hanging rail, a shelf for suitcases and a drawer unit.



EXTERIOR CARPENTRY

The exterior carpentry and glazing comply with the specifications of the Technical Building Code and are rated as class B in terms of energy saving and noise protection, thereby providing greater comfort inside the apartments. Made of anodised aluminium with an aluminium-coloured thermal break, double glazing and security glass combining different types of openings, depending on the location.

All bedroom windows are fitted with motorised roller blinds made of the same material and colour to ensure maximum comfort as you rest.



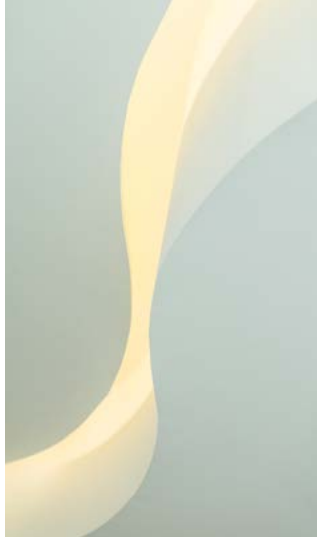
FLOORING

A comfortable and functional top-of-the-range continuous porcelain flooring has been selected and laid throughout practically the entire apartment (except in the bathroom of the master bedroom), with large-format 90x90cm ivory coloured tiles as per the project, made by **Saloni**. The floor will be finished with a white lacquered skirting board to complement the design.

In the bathrooms of the main bedrooms, we will achieve a touch of distinction and elegance by incorporating 60x60cm matt graphite tiles, in perfect harmony with the tiling, as per the project design.

A non-slip porcelain stoneware floor tile of the same brand has been chosen for the terraces, with 90x90cm tiles in the same ivory tone as in the interior of the apartment, thereby endowing the entire design of the apartment with a sense of continuity.





FIXTURES

All the **Pier 1** apartments have been fitted with a LED lighting package, as per the detailed project plan, USB sockets for charging electronic terminals, TV and telephone sockets in the kitchen, living room and bedrooms, a digital terrestrial antenna and a satellite dish.

Each apartment has an individual hot-cold air conditioning system, installed through ducts located in the false ceiling, as well as ventilation in accordance with the Technical Building Code (TBC), to optimise the indoor air quality. These new apartments will also have underfloor heating in the main bathrooms.

The insulation on facades, roofs and windows, as well as the production of hot water by solar panels supported by an electric heater for greater energy efficiency, have earned the apartments a high “**B**” energy rating.



EXTERIORS

Pier 1 consists of a single exclusive building whose exterior design maintains the same innovative style of the earlier phase. Taking its inspiration from the design of luxury yachts, the façades are reminiscent of different elements of these vessels, such as the sails on the sides of the building for example, or the stern on the terraces. This unique building also has the privilege of being located at the foot of the jetty, right in front of the Sotogrande Port marina.

The building will be enclosed by a pedestrian entrance connected to the apartments with a video intercom system and access for vehicles via a motorised gate opened by remote control.





EXTERIORS

Not only will residents be able to enjoy the communal swimming pool in the communal area of phase 1, but the ground floor and penthouse apartments will also have their own private swimming pools.

Each apartment has a private parking space in the underground garage (two in the case of the penthouse apartment). Conduits have also been pre-installed for each private parking space, should you wish to install a charging point for an electric vehicle.

The building also has a lift for 6 people, suitable for people with reduced mobility.



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reserves the right to modify or change the
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