

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Almazara Gardens** are delivered fully fitted and furnished, featuring a **Silestone** worktop and a contemporary design that integrates seamlessly with the **open-plan** living concept.

They are equipped with **Bosch** appliances, including a built-in electric oven and microwave housed in a column unit, ceramic hob, extractor hood, refrigerator, dishwasher and washing machine, along with a single-bowl sink and a black-finish tap.



BATHROOMS

The bathrooms have been designed using a combination of textured porcelain wall tiles by **Saloni** in warm sand tones.

In addition, all bathrooms include white shower trays with fixed glass shower screens. The main bathroom features a double-basin vanity unit in white with a wood-effect front, while the secondary bathroom is fitted with a single-basin unit. Both bathrooms include mirrors above the vanity area and single-lever black taps by **TRES**.

All toilets, in both bathrooms, feature a contemporary design and are also by **Jacob Delafon**.





INTERIOR CARPENTRY

For enhanced design integration at **Almazara Gardens** Apartments, the main reinforced entrance door is finished in the same oak tone as the interior doors, with black ironmongery.

The wardrobes are built-in, featuring smooth sliding doors in melamine with a matching finish to the interior doors. The interiors are fully fitted and coordinated, including hanging rails, overhead storage shelves and drawer units.



EXTERIOR CARPENTRY

In the living rooms, large-format sliding doors by **Strugal** have been selected, finished in brown and featuring thermal break technology and double glazing with impact-resistant glass. These doors fully open the living spaces to the exterior and the impressive panoramic views.

In the remaining rooms, tilt-and-turn windows, also by **Strugal** and in a matching brown finish, are installed, incorporating thermal break technology and double glazing. In the bedrooms, motorised aluminium roller shutters in brown have also been included.



FLOORING

To ensure a seamless integration of all living spaces, large-format porcelain floor tiles by **Saloni** in a sand tone have been selected throughout, complemented by matching skirting boards in the same model and finish.

The design is completed by extending the same large-format flooring, from the same brand and model, to the terraces and solariums, in its anti-slip version.



INSTALLATIONS

All apartments at **Almazara Gardens** are equipped with a hot and cold air conditioning system, distributed via ducts concealed within suspended ceilings, as well as a mechanical ventilation system in accordance with current regulations, ensuring optimal indoor air quality.

A LED lighting package is included by Schneider. Fibre optic connectivity is provided, along with telephone and TV points with terrestrial digital and satellite connections in the living-dining area and bedrooms.

The properties feature an arothermal system for the individual production of domestic hot water, as well as renewable electricity generation through a communal photovoltaic installation.

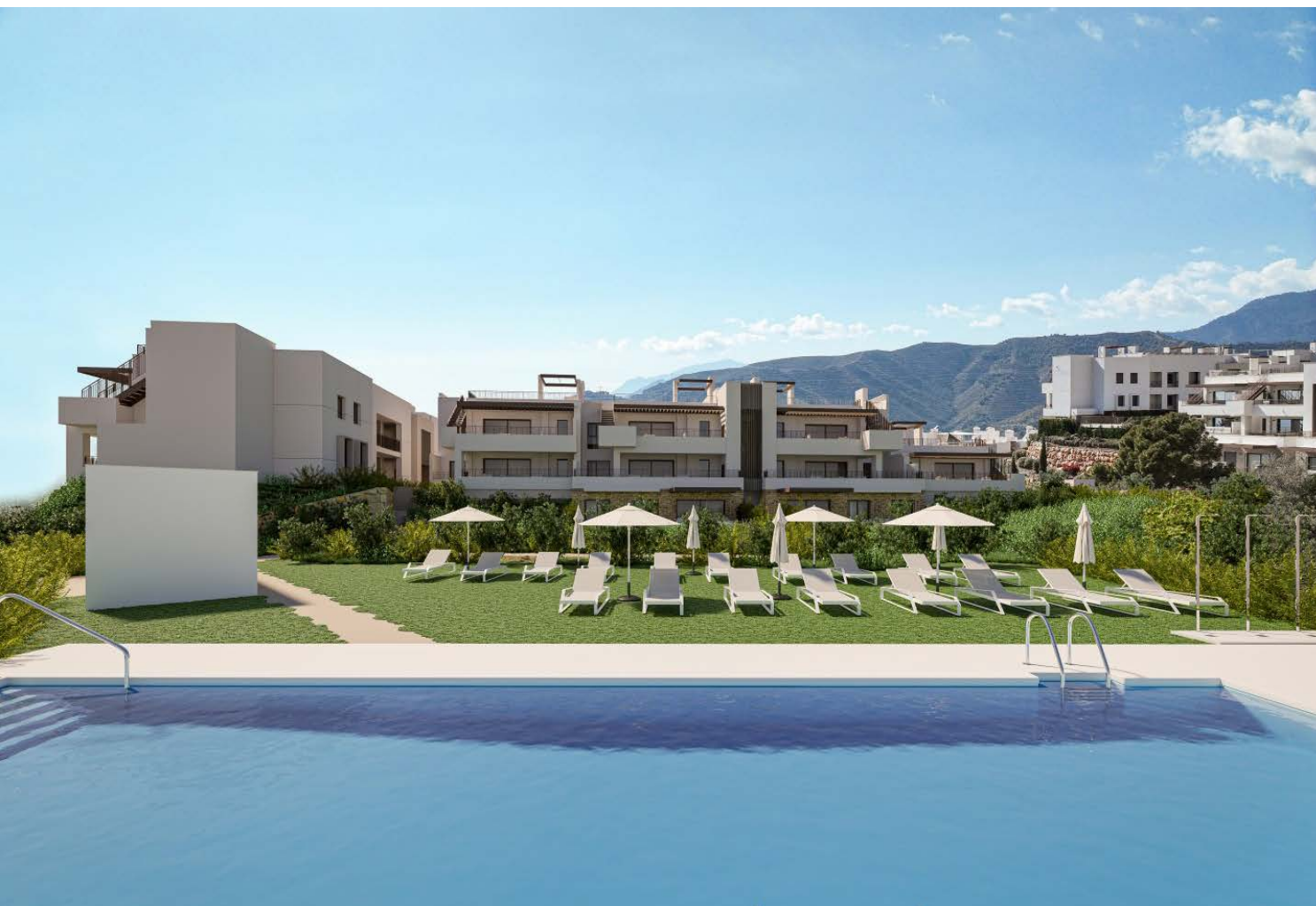
The development benefits from insulation to façades, roofs and windows, enabling it to achieve a high **“A” energy efficiency rating**.



EXTERIORS

The communal outdoor areas feature **swimming pools** with showers and lighting, as well as extensive landscaped gardens equipped with a drip irrigation system. Each property includes an allocated parking space, numbered and clearly marked within the communal underground garage, where pre-installation for electric vehicle charging points is also provided.

The development benefits from a lift in each building, with capacity for up to six people, designed to ensure comfortable accessibility, particularly for residents with reduced mobility.



TAYLOR WIMPEY DE ESPAÑA, S.A.U. TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials and distribution of the abovementioned specifications and plans to improve the project in accordance with the criteria of the project architects.

*The images and project plans are purely for illustrative purposes. Its content does not constitute a contract, part of a contract or guarantee.

