

BUILDING SPECIFICATIONS





KITCHENS

The kitchen at **Las Palmeras** features an open-plan layout and contemporary design, seamlessly integrated into the home.

It is delivered with fitted base units and integrated high-end **Siemens** appliances, including a fridge-freezer, dishwasher, oven, induction hob and integrated ceiling extractor hood.

The kitchen worktop and splashback are finished in Silestone, a resistant and durable material that combines functionality with a refined aesthetic. The vertical single-lever mixer tap is by **Tres**.



BATHROOMS

Both bathrooms are designed with high-quality materials and finishes.

They feature wall-hung **Kyrya** vanity units in light tones, with countertop basins and built-in **Tres** taps. The bathrooms also include wall-hung **Jacob Delafon** toilets.

The walls and floors are finished in **Saloni** Byblos porcelain stoneware in a matt sand tone.

The showers feature framed, textured shower trays, glass screens and built-in **Tres** fittings.

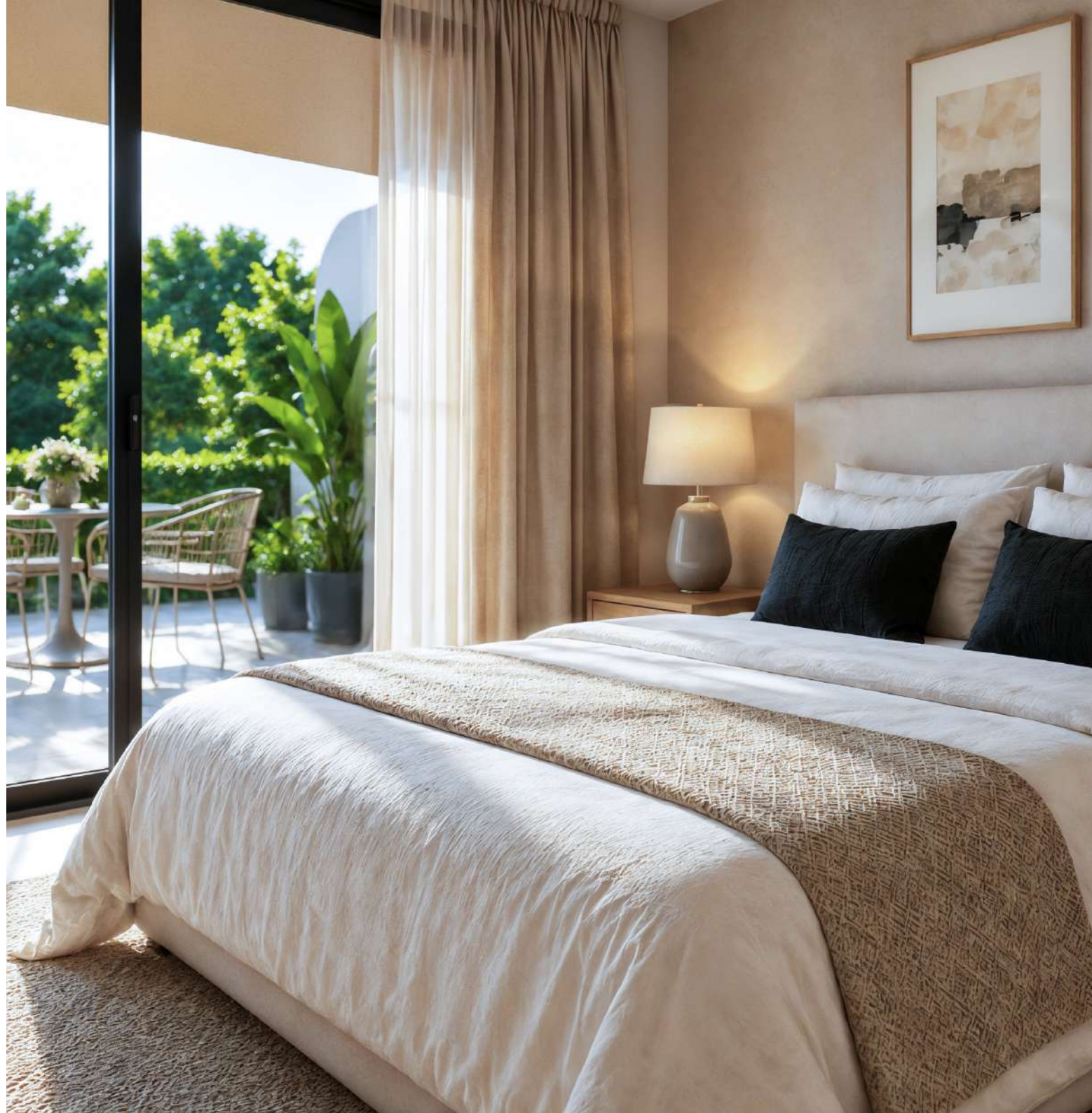


INTERIOR CARPENTRY

The property features a reinforced entrance door, providing a high level of **security**.

The interior doors, finished in natural wood veneer and fitted with magnetic locks, add warmth and enhanced acoustic comfort.

The built-in wardrobes, matching the interior joinery, are fully fitted with a top storage shelf and hanging rail, making efficient and functional use of the available space.





EXTERIOR CARPENTRY

The external joinery features thermal break technology and insulating double glazing, providing a high level of **thermal and acoustic insulation**.

The large glazed openings in the living room feature safety glass and maximise **natural light**, enhancing the visual connection with the spacious terraces.

The bedrooms are fitted with motorised roller shutters in lacquered aluminium, as specified in the project, providing comfort, privacy and solar protection.



FLOORING

Saloni Byblos porcelain stoneware flooring in an Arena finish has been selected for all interior areas of the property, providing visual continuity, durability and easy maintenance.

The same material is used on the terraces with an anti-slip finish, creating a seamless transition between the interior and exterior spaces.



FACILITIES

The properties feature an air-to-air heat pump climate control system, with concealed ductwork within the suspended ceilings and **Inverter** technology. It ensures year-round thermal comfort and energy efficiency.

Domestic hot water is produced using **aerothermal** technology, a sustainable solution that meets the highest energy efficiency standards.

Each property is equipped with TV-DTT and telecommunications points in the living room and bedrooms, ensuring connectivity and functionality throughout the home.

The development has an **A-rated energy efficiency certification**.



EXTERIORS

All **Las Palmeras** properties feature spacious private terraces with unobstructed views, allowing residents to enjoy natural light and the surrounding landscape. Some properties also benefit from **sea views**.

The ground-floor properties feature **private-use gardens**, enclosed by landscaped hedges.



COMMUNAL AREAS

Las Palmeras offers communal spaces designed for enjoyment, including a **communal swimming pool**, landscaped gardens and ambient lighting. A place to enjoy the Mediterranean climate, with Font de Sa Cala **beach** just 950 m away.

Each property includes a parking space. The development is completed with pre-installation for electric vehicle charging and a private storage room.



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