



# LOS JARDINES DE ABAMA

ABAMA RESORT TENERIFE

## APARTMENTS: CONSTRUCTION FEATURES

PHASE IV ABAMA (PLOT AB2B\*)

### ZONE A (APARTMENTS)

#### I. APARTMENTS

##### APARTMENT INTERIORS

##### FLOORING AND CLADDING

- Light-coloured rectified porcelain tiled floors (Porcelanosa brand, 43.5x65.9 rectangular in shape staggered format). Anti-slip treatment in bathrooms and kitchens.
- Drywall on walls and ceilings finished in a light-coloured smooth, washable plastic paint with wooden baseboards painted the same colour as the walls.
- Continuous dropped ceiling made of plasterboard panels with crown moulding and pelmets, where necessary.

##### INTERIOR METALWORK AND JOINERY

- Plain bedroom doors up to the height of the false ceiling in dressing rooms with light-coloured wood finish.
- Built-in wardrobes (same height as doors) finished on the inside and outside in wood similar to the rest of the interior carpentry, including drawers and bars for long and short garments, shoe racks and shelves for folded garments. LED strip lighting.
- Built-in safe in owner's bedroom closet.
- Wood-panelled utility cabinet in foyer with the same finish as doors and wardrobes.

##### BATHROOMS

- Plain bathroom doors, flush-mounted, stained in the same colour as the hallways walls.
- Porcelain tile on walls up to the false ceiling (Porcelanosa brand, rectangular format, installed horizontally). Plastic matte paint on sides of toilet enclosure, with baseboards of the same colour.
- Shower and WC enclosures in transparent and translucent glass (respectively), with fixed side panels and hinged doors (made to measure with 8 mm tempered glass and stainless steel hinges).
- Bathroom fixtures:
  - Solid Surface white countertop made of mineral compound and acrylic resins (by PORCELANOSA), with double rectangular-shaped sinks,

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- rounded edges, in wall-anchored vanity (by PORCELANOSA), with drawers and shelves in white and wood finish.
- Showers (in all bathrooms) made of the latest polyester resin with natural white slate surface and stainless steel and resin grille. Showers in the main bathrooms on first floors and duplexes will be extra-large.
  - White acrylic bathtubs (in ground floor owner's bathrooms) with headrests (Duravit brand). White with Solid Surface ledge.
  - Wall-mounted toilet with soft-close lid (Duravit brand), hidden tank and rectangular dual-flush button.
- Chrome-plated faucets (Axor-Hansgrohe), with Ecosmart low energy technology and Quickclean anti-lime system.
    - Mixer tap facets on sinks.
    - Shower in owner's bathroom: premium built-in set composed of built-in rectangular thermostat, 3-spray hand shower head and 2-spray fixed shower head.
    - Showers in secondary baths: standard built-in sets consisting of built-in rectangular thermostat, hand shower and 2-spray fixed shower head.
    - Bathtub: wall mounted faucet, hand shower (same as above) and automatic filling and emptying system.
  - Mirrors with vertical triple LED light fixture. Addition indirect lighting around sink and anti-fog system in owner's bedroom.
  - Chrome-plated brass accessories: handles, towel racks, hooks, toilet brush holder, toilet paper holder, etc.
  - Bathrooms on upper floors with overhead skylights.

## KITCHENS

Drywall throughout kitchen on all surfaces except cooking and sink areas, which will be clad with the same material as countertops (to be defined by owner with installation company).

- Sink built into white countertop (made of SILESTONE type quartz or Solid Surface).
- White cabinetry and wood finish in sink area.
- Kitchens will be fully furnished and equipped with the following appliances: extractor hood, electric oven and stainless steel microwave, induction hob, under-worktop dishwasher, fridge-freezer combo, washer-dryer, pantry, and broom closet.

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## **- APARTMENT EXTERIORS**

### **ENCLOSURES AND DECKS**

- Enclosure made of concrete block exterior clad on the inside with double layer drywall and 70 mm insulation.
- Textured rendering on the outside, painted white.
- Wood panelling on several sections of the façade (solid bamboo wood slats, IPE colour).
- Grey gravel cover and black picón in landscaped areas

### **PORCHES AND PATIOS**

- Pavement:
  - In shaded areas (under roofs/ pergolas), same as interior porcelain flooring (with anti-slip treatment for exteriors).
  - In solarium areas, wooden flooring (wengue-coloured solid bamboo planks with grooved finish).
- Enclosures around first and second floor balconies: tempered glass handrails or planters (waterproofed and equipped with automatic irrigation) with wooden armrests on forged metal plates.
- OPTIONAL: In ground floor apartments and E2 duplex apartments, Jacuzzi built into the wood flooring).

### **EXTERIOR CARPENTRY AND SOLAR CONTROL**

- Wood panelled entrance door to the apartment in same wood as outdoor flooring, with safety lock.
- Exterior carpentry in anodised aluminium with double glazing and thermal break, dark grey colour; minimalist sliding door system on patios; and tilt-and-turn doors and windows with concealed leaf in dark grey matte finish.
- Solar control:
  - On patios and porches, cantilevered structure and shade pergolas, black metal structure with laminated bamboo slats.
  - High-strength, PVC-covered fabric blinds in lounges and rooms with ocean views with remote-control raising and lowering.
  - In rooms with garden views, kitchens and bathrooms: manually operated bamboo blinds mounted on anodised aluminium frames in the same colour as the carpentry.

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## - UTILITIES

### *LIGHTING, AIR CONDITIONING, PLUMBING AND A.C.S.*

- Electricity
  - Individual meters for each apartment.
  - Community usage controlled by centralised meters integrated in a central management system.
  - Individual circuit box with card-activated switch, except for refrigerator, blinds and courtesy lighting.
  - Interior recessed lighting and adjustable fixtures on patios and porches.
  - Interior decorative lighting: hanging light fixture in dining room, wall lights in bedrooms, lamps for end tables, etc.
  - Low-energy lighting using comfort-certified LEDs.
  - Emergency lighting inside and outside to a safe place.
  - Photovoltaic installation for energy-efficiency in common services.
- Plumbing
  - Polypropylene pipes and fittings welded by thermofusion with no conductive or corrosive elements.
  - Water meters with electronic reading.
  - Separate water lines for swimming pool, fire protection and irrigation system, with centralised meter integrated in centralised management system.
- Centralised hot water production:
  - Centralised hot and cold water production for apartment air-conditioning. Water-water heat pump installed in pool equipment room for energy recovery. Distribution to apartments from connection the rack located in the parking area. Individual power meters, with electronic meter integrated in the centralised management system.
  - Centralised DHW production through residual heat recovery from air conditioning and elevation to final temperature using high temperature heat pump. Individual power meters, with electronic meter integrated in the centralised management system.
  - Swimming pool heated by recovery of residual heat from air conditioning. Energy usage tracked by electronic meter integrated in a centralised management system.

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- Air conditioning system with individual winter/summer selection for each apartment, with centralised heat production, low noise fan-coil type terminal units and separate controls in each room. Each apartments power usages managed from a centralised management system.
- Watering of each apartment's window boxes separate from irrigation of common areas, activated by means an automatic, programmable valve for each apartment.
- Forced air ventilation through exhaust fans. Activation interlocked with the lighting in bathrooms. Manually controlled and regulated extraction hoods in kitchens.

#### TELECOMMUNICATIONS AND DOMOTICS

- ToIP telephone sockets in living room, owner's bathroom and all bedrooms.
- Connection to complex switchboard, with landline phone in the headboard and bathroom of the owner's bedroom and wireless in the lounge.
- Coaxial RF sockets for satellite/terrestrial TV and FM radio in the lounge and all bedrooms.
- RJ45 sockets for LAN IPTV connection in lounge and all bedrooms.
- Terrestrial antennas for DTT and FM (DAB) channel reception.
- Satellite dish antennas (2) with effective coverage on the islands to receive the same satellite channels as hotels (additional decoding in each apartment by owners).
- RJ45 sockets for Internet connections in bedrooms, with space for desk.
- WiFi access points for connection to the complex's wireless network.
- Broadband fibre optic connection at entrance with pre-wiring of sockets in the lounge and bedrooms. Service to be arranged with provider.
- ADSL cable socket in lounge. Service to be arranged with provider.
- Domotics in apartments using the KNX/EIB (European Installation Bus) protocol system:
  - Basic kit: Lighting (on/off), blinds and air conditioning controlled by screen-printed buttons and Smart Panel.
  - Premium kit (extra): Basic Kit functions plus control via the internet from SmartPhones or Tablets, with the possibility of choosing other customised controls. The extra functions can be deactivated by programming.

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## **II. BASEMENTS**

- There is a community underground parking garage with natural lighting and ventilation, and utility rooms for common services (utilities, offices, warehouse, etc.).
- Each apartment comes with a parking space and a storage room with a double galvanised sheet metal door and ventilation grille. The garage will have additional parking spaces.
- Automatic, remote-controlled up-and-over door to the parking garage with ventilation grille in anthracite grey colour.
- Pavement:
  - Anti-slip polished concrete pavement in parking areas and ramps.
  - Porcelain stoneware in storage rooms.
- Plastic paint finish on interior walls and ceilings.

## **II. EXTERIOR FEATURES**

- Roads and pavements
  - Asphalt access to parking garage with stony borders and access gate to the residential area.
  - Pedestrian areas paved with polished asphalt containing marble aggregates and stony borders.
  - Access to apartments from pedestrian walkways.
    - Ground floor (separate entrance for each apartment): via a stony paved path.
    - First floor (individual access or one access shared by two apartments) metal walkway and wooden flooring, same as patios.
- There is an outdoor lift and staircase integrated into the landscaping that leads to the basement. It is finished on the outside in exposed concrete with a wooden pergola, with built-in lighting, stony pavement, clad on the inside with the same wood panelling as the pergola and a handrail. The inside of the lift is panelled with mirrors and fitted with stainless steel grab bars and button panels.
- The exterior lighting comprises different types of luminaires: light posts on public roads; path lights on pedestrian walkways and built-in lighting in lift pergola as well as lighting stakes in landscaped areas with backlighting with grey steel fixtures.
- Banisters and exterior privacy elements (fences and lattices)

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- Exterior metal banisters with vertical iron grey coloured slats. On pedestrian walkways, with wooden armrests.
- Metal latticework separators between apartments with stainless steel slats and natural heather to promote vegetation growth (patios and planters).
- On the rear pedestrian walkway, the apartments are separated by a latticework of vertical concrete slats.
- Locally-sourced basalt masonry terracing with interior wall of sandblasted exposed concrete. .
- The landscaping will combine lush subtropical and/or indigenous vegetation (on roads and paths and between buildings) with grass-covered areas (in front of the ground floor patios). Automatic irrigation by sectors as frequently as necessary.
- The complex will have three swimming pools (on lines 2, 3 and 6 of the Arcadias), including:
  - An infinity pool with beach type access area (with shotcrete finish, sealed and painted in colour), with grating around perimeter in same colour as pavement.
  - Light-coloured stone solarium flooring with anti-slip treatment.
  - Swimming pool equipment including outdoor showers and a mobile snack and beverage bar (palm roof, metal and wooden structure similar to outdoor pergolas).
  - Toilets (male, female and mixed) and a complementary service area (storage and office space) will be located in an underground area adjacent to the pool. The features of the pool toilets will be the same as those of the bathrooms in the apartments.
  - The swimming pool will be fenced for safety after hours (iron grey coloured slats as previously described).

**\*These construction features are subject to change at the architect's discretion and subject to product availability.**

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