



# BUILDING SPECIFICATIONS

## PARTITION WALLS AND CEILINGS

### PARTITION WALLS

Common walls between homes, and between homes and common areas: common walls to feature brickwork and plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas. Party walls within the apartment: party walls to feature plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas.

### SUSPENDED CEILING

Laminated plasterboard suspended ceiling throughout. Plasterboards to feature access hatches in bathrooms to enable access to indoor units.

## FLOORING AND FINISHES

### ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Ceramic tile flooring throughout.

### BATHROOMS AND KITCHENS

Ceramic tile flooring throughout.

### TERRACES

Non-slip Class 3 ceramic tile raised flooring system throughout.

## WALL CLADDING

### ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Walls and ceilings to be coated with smooth flat water-based paint (colour to be defined).

### BATHROOMS

Master and secondary bathrooms to feature ceramic facing.

### FAÇADE

Façade to feature plastered and ceramic finish combination.

## SANITARY WARE - EN SUITE BATHROOM

### TOILET

Wall hung toilet and concealed cistern with wall hung frame.

### WASHBASIN + VANITY UNIT

Wood vanity unit to boast basin.

### SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

### BATHTUB

## SANITARY WARE - SECONDARY BATHROOM AND GUEST TOILET

### TOILET

Wall hung toilet and concealed cistern with wall hung frame.

### WASHBASIN + VANITY UNIT

Wood vanity unit to boast basin.

### SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

## TAPS

### TAPS ON WASHBASIN AND BATHTUB

Single-handle taps to be fitted with aerators and to feature chrome-plated finish.

### SHOWER

Built-in single-handle taps to feature chrome-plated finish

## LIGHT FIXTURES

### HOMES

LED light fixtures mounted up into suspended ceiling across kitchens, bathrooms, corridors and terraces.



## INTERIOR JOINERY

### ENTRANCE

Wooden or metal vaulted front door.

### DOOR SYSTEMS

Smooth lacquered one-leaf or two-leaf hinged or sliding doors.

### WARDROBES

Cabinets with textile finish panel and lacquered doors.

## KITCHENS

### VILLAS, BUNGALOWS AND PENTHOUSES

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base, monolithic worktop and stainless steel sink with single-handle DORNBRACHT taps.

Household appliances to include:

- Induction hob. Extractor fan included (GAGGENAU)
- Oven and microwave (GAGGENAU).
- Panel ready fridge and freezer (GAGGENAU in villas and SIEMENS in penthouses and bungalows)

- Panel ready dishwasher (GAGGENAU in villas and SIEMENS in penthouses and bungalows)
- Wine cooler (GAGGENAU)

### APARTMENTS

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base, monolithic worktop and stainless steel sink with single-handle DORNBRACHT taps.

Household appliances to include:

- Induction hob + extractor fan included (GAGGENAU)
- Compact oven / microwave (GAGGENAU)
- Panel ready fridge + freezer (SIEMENS)
- Panel ready dishwasher (SIEMENS)

## EXTRA HOUSEHOLD APPLIANCES

### PENTHOUSES, VILLAS AND BUNGALOWS

- Washing machine.
- Tumble drier.

### APARTMENTS

- Washing machine.
- Tumble drier.

## EXTERIOR JOINERY

Façade and terraces to boast anodised aluminium tilt and turn, and/or hinged or sliding windows to feature double glazed units.

### BLINDS

Roll-up shutters in main bedroom and living room.

### SHUTTERS

Secondary bedrooms to boast motorised roll-up blinds.

## RAILINGS

### RAILINGS TO TERRACES FACING THE OCEAN

Glass railings to be wall anchored and to be fitted with U system, suitable for glass panels.

### RAILINGS TO REAR BALCONIES

Glass railings to be fitted with auxiliary stainless steel structure.

## HVAC AND PLUMBING SYSTEM

### HOMES

Best-in-class aerothermal system for domestic hot water . Air conditioning to be fitted with concealed ducts for air flow distribution.

Underfloor heating system for main areas.

## SEWERAGE SYSTEM

PVC pipes.

## ELECTRICAL SYSTEM

### HOMES

Electrical system to feature a high degree of electrification. Pre-installed charging points for electric cars.

## TV AND TELEPHONE

Intercom system.

## C. COMMON AREAS

### DEVELOPMENT'S GROUNDS

#### MAIN ENTRANCE

Access to the development to be via a single security hut for access control located along the main pathway. CCTV. Direct access to the seafront.

#### OUTDOOR GROUNDS

Landscaped grounds to be in line with landscaping project, and to include benches and planters.

Gated development to feature perimeter enclosure and programmed lighting and fountain system.

### SPORTS AREAS

INFINITY SWIMMING POOL  
CHILDREN'S SWIMMING POOL  
HOT TUB  
PADDLE TENNIS COURT  
TENNIS COURT  
OUTDOOR GYM

### LEISURE AREAS

BARBECUE  
PLAYGROUND AREA

## D. SUSTAINABILITY

### BREEAM CERTIFICATION

Velaya aims to obtain the Breeam International Certification



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