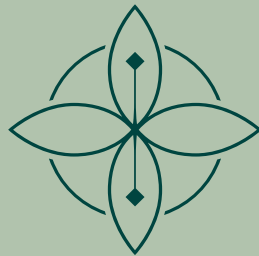


SPECIFICATIONS REPORT HAIKU RESIDENCES

15 HOMES /APARTMENTS
IN CANCELADA (ESTEPONA)



HAiKU
RESIDENCES

This specification document is provided for guidance only. The developer reserves the right to introduce any modifications deemed necessary for technical, legal, or design reasons, as advised by the project architect or required by the relevant authorities. In such cases, materials will be replaced with alternatives of equal or superior quality. All images included are for illustrative purposes and are not contractually binding.



MATERIALS



MATERIALS

OUTDOOR AREAS / FENCING / LANDSCAPING



Plot enclosure

Wall + metalwork + exterior hedge



Garden steps and flowerbed edging with metal plate

(according to design).



The landscaped areas are designed **to create a central green axis** throughout the development—welcoming, fresh, and sophisticated. Subtle touches of light tones, such as white flowers and shrubs, enhance brightness and serenity. Large palm trees define the main green corridor.

The **outdoor spaces** act as a **central link and natural separation** between the two home typologies: **Suites and Residences**.



EXTERIOR CLADDING



Composite / Wood

Alucobond / Prodema (or similar)



Exterior plaster

Mortar-based with concrete-effect finish



Swimming pool / Chill-out / Yoga Area



Glass mosaic / Bali Stone 31x46,7 (2,5x2,5)



Decking Privée Pureza 18,5x172x2800

EXTERIOR WATER FEATURES



Water elements are incorporated along the central green axis and at the entrance of the development. **Organic-shaped pools**, waterfalls between buildings, changing rooms, and chill-out/yoga areas create a serene and harmonious environment.

INTERIOR FLOORING & TERRACES



Flooring

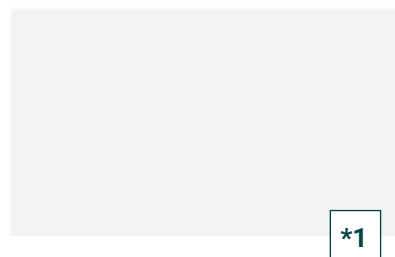
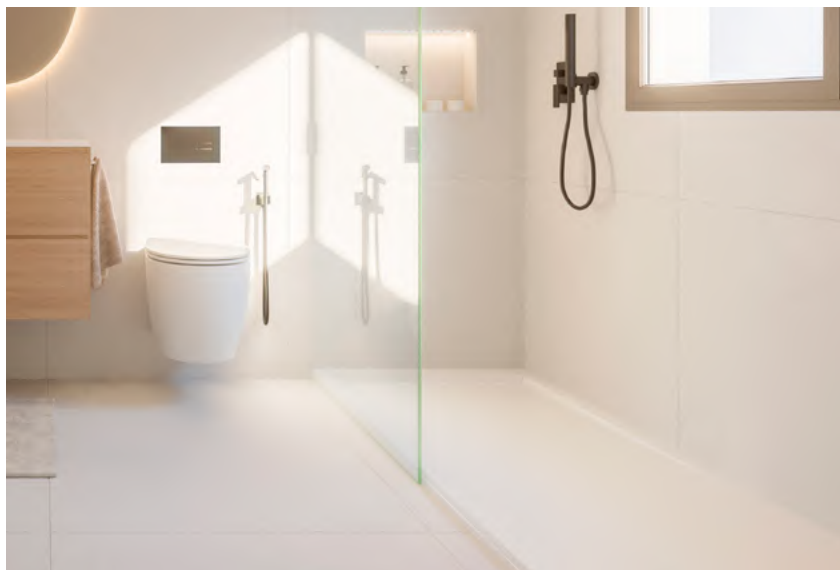
Acron 90x90 White REC C2 (Antislip C3 on terraces)

Skirting board

10x90 Acron White ITE



CLADDING

**Bathroom wall cladding**

Midtown 60×120 White in sink and shower area; remaining walls painted white. (*1)

Optional 1

Series: Liceo
Color: Beige
Format: 120x280
Material: Matte
Rectified
PORCELAIN Matte surface finish

**Optional 2**

Series: Diamond
Color: Gold
Format: 120x280
Material: Matte
Rectified
PORCELAIN Matte surface finish





KITCHENS



KITCHENS

RESIDENCES



Kitchen systems are manufactured using premium materials and state-of-the-art production techniques, meeting the highest standards of quality and precision. Selection criteria include:

- Suitability
- Environmentally responsibility
- Durability
- Authenticity
- Harmony of materials and colors

Matte black Stillo **taps/faucets**

Appliances: Siemens brand

Porcelain stoneware **countertop**.



BATHROOMS

Furniture and Accessories



BATHROOMS

SINKS AND FURNITURE - MAIN BATHROOM

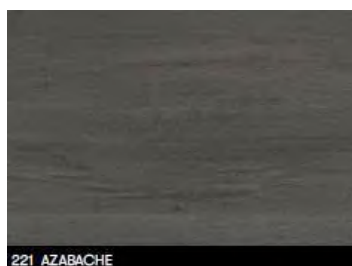


Main bathrooms:

- NIVAL integrated front panel/apron 140x46x10 2s (60+20+60) Matte white (Solidsurface).
- Washbasin drain 1 1/4 Click-Clack flat matte white Stillo.
- Washbasin cabinet B100 1C 70x46x35h Trad Strato Atlas Oak.
- Smooth backlit mirror 140x80 Cobled Stillo.



Color: Atlas Oak



*Optional
Color: Jet black

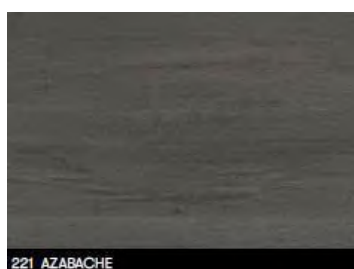
SECONDARY BATHROOMS

**Secondary bathrooms:**

- Slim Nival 100x46 1s CNT matt white washbasin (Solidsurface).
- Mixe modular 2C 100x46 natural oak Stillo cabinet.
- Mixe Line 100 black handle.
- 1 1/4 Click-Clack flat matt white Stillo washbasin drain.
- 100x80cm h/v Stillo backlit mirror.



Mix 2-drawer cabinet 60 cm
Oak



*Optional
Mix 2-drawer cabinet 60 cm
Anthracite gray

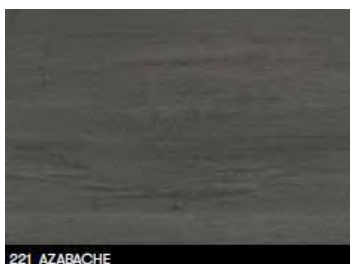
GUEST BATHROOM

**Guest bathroom:**

- Vesta ceramic washbasin 60x42 cm.
- Mixe modular cabinet 2C 100x46 cm natural Stillo oak.
- Oval mirror 45x90 cm.
- Siphon in chrome, anthracite, or brushed graphite.

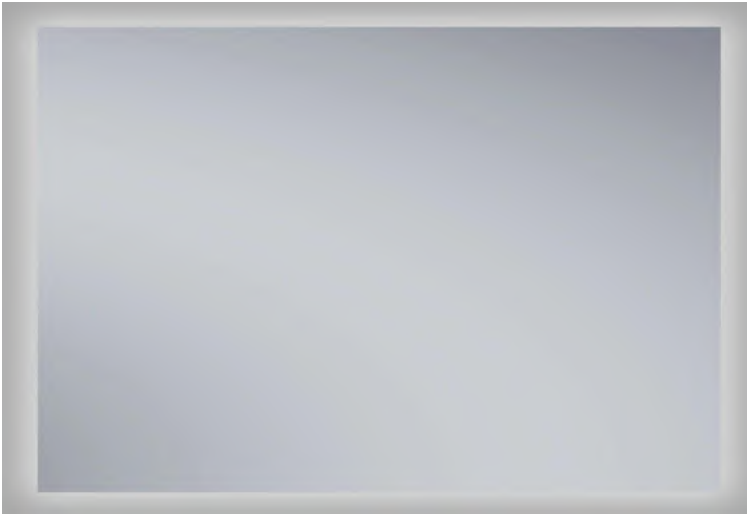


Mix 2-drawer cabinet 60 cm
Oak



*Optional
Mix 2-drawer cabinet 60 cm
Anthracite gray

MAIN AND SECONDARY BATHROOM MIRRORS



Main and secondary bathroom:

- Stillo backlit mirror.



Guest bathroom:

- Round backlit mirror.

SANITARY WARE - MAIN AND SECONDARY BATHROOM / TOILET



BAU wall-hung toilet with Grohe Rapid SL frame and Skte Cosmopolitan flush plate. Brushed graphite color.

TAPS - MAIN AND SECONDARY BATHROOM / TOILET

SHOWER

Main bathrooms

Brand: GROHE. Color: brushed graphite.
Single-lever.



Secondary bathrooms

GROHE brand. Brushed graphite color.
Thermostatic.



SINKS

Main and secondary bathroom

Wall-mounted. Brushed graphite color.
Wall-mounted single-lever.



TOILETS

Main and secondary bathroom

Brushed graphite color

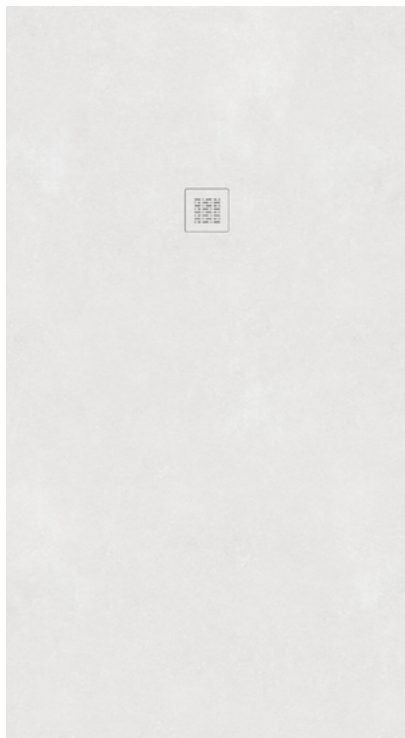


Hygienic shower

Shut-off valve

SHOWER TRAYS - MAIN AND SECONDARY BATHROOM

Standard shower tray



Stillo white comfort resin tray.

*Optional:
Acron White RC C2; fixed 8 mm anti-scale
glass screen.

SHOWER SCREENS - MAIN AND SECONDARY BATHROOM



Fixed 8mm anti-scale glass screen.



CARPENTRY

CARPENTRY

ALUMINUM CARPENTRY



Tilt-and-turn or sliding lacquered aluminum by **Cortizo** or similar, with double glazing.



RAILINGS



Glass railing with beveled edges, slab-anchored.

WOOD CARPENTRY



(Optional) black



(Optional) wood

Sliding or folding wardrobe fronts matching interior doors; walk-in closet in master bedroom; lined wardrobes with drawers in secondary bedrooms.



FALSE CEILINGS

FALSE CEILINGS

False ceilings with coving in living rooms, integrated curtain recesses, and LED strip cove lighting for indirect lighting.





INSTALLATIONS

INSTALLATIONS

ELECTRICAL & HOME AUTOMATION

- Jung LS990 switches and outlets, white finish.
- LED strip pre-installation in the recessed ceilings of the false ceiling in the master bedroom.
- Fermax video intercom or similar.
- TV / telephone sockets in all main rooms.
- Home control system.
- App-based climate control.
- Lighting and alarm control (**optional**).
- Photovoltaic panels.



Home automation system with blind control, smoke detection, flood sensor, smartphone integration (**optional**).

Individual humidity-controlled system with humidity-controlled vents via semi-rigid circular ducts.

• Air conditioning is provided by direct expansion using eco-efficient fan coil units installed in the false ceiling. The conditioned air is distributed through ducts integrated into the false ceiling via adjustable linear grilles, ensuring maximum comfort, energy efficiency, and savings.

• Aerothermal energy integrated into the domestic hot water system and underfloor heating.

• Underfloor heating: Water-based underfloor heating system throughout the home and electric underfloor heating in bathrooms and toilets.

With radiant heating, heat is distributed more evenly throughout the room, increasing the feeling of thermal comfort.

• Ventilation: Mechanical ventilation with duct extraction, installed in the false ceilings and hidden from view. This ensures the permanent renewal of the air inside the home. This system guarantees compliance with the requirements established by the Technical Building Code.





OTHER ITEMS



STANDARD FEATURES

PRIVATE POOLS ON SOLARIUM TERRACES



BAR AREA

ON SOLARIUM TERRACES.

ELEVATORS

PRIVATE AMENITIES IN EACH HOME.



CLOSED GARAGE BOX

ON LEVEL -1.

OPTIONAL FEATURES

BAR UPGRADE

TRANSFORMATION OF BAR INTO KITCHEN-BARBECUE.



POOL CLIMATE CONTROL SYSTEM

ON THE SOLARIUM TERRACE.

SINGLE JACUZZI

LODGE+S / LODGE+M MODEL.



ELECTRIC VEHICLE CHARGER

ON LEVEL -1.

GAGGENAU APPLIANCE UPGRADE

INDOOR KITCHEN.

ELECTRIFIED BLINDS

IN BEDROOMS.



HAiKU

RESIDENCES

+34 603 997 162
info@haikuestepona.com
haikuestepona.com



ESTEPONA FAMILY AND FRIENDS S.L.

ISMAEL MÉRIDA ARQUITECTOS

on3
CONSULTING

guguhome
gestión urbanística del guadalquivir

Disclaimer Clause - Specification Report

This Specification, as well as the plans, infographics, renderings, models, images, technical descriptions, and any other material provided, is intended to offer a general description of the materials, finishes, installations, and features planned for the development, but does not guarantee the exact execution of all the elements described, which are subject to possible modifications.

The developer expressly reserves the right to make changes or adjustments to the materials, finishes, construction systems, layouts, dimensions, equipment, or any other aspect included in this Specification, provided that such modifications are necessary or convenient for technical, construction, legal, administrative, market availability, functional or aesthetic improvement reasons, or due to requirements of the competent public bodies or regulatory entities. Likewise, modifications may arise from circumstances of force majeure, unforeseen events during the execution of the work, or decisions taken by the project's management team.

The developer will ensure, as far as possible, that the substitute materials, finishes, or solutions are of equal or superior quality to those originally planned, without this entailing an increase in the price agreed with the buyer.