

MATERIALS & FINISHES SPECIFICATION

36 HOMES
IN CANCELADA (ESTEPONA)



HAiKU
SUITES

This specification of materials is provided for guidance only, and the DEVELOPER reserves the right to make any changes required for technical or legal reasons, as specified by the project architect or the site management, provided that this is necessary or appropriate for the proper completion of the building, or is ordered by the relevant authorities; in such cases, the materials will be replaced with others of equal or higher quality. The illustrations in this brochure are for illustrative purposes only and are not contractually binding.



MATERIALS

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EXTERIORS / FENCING / LANDSCAPING / MISCELLANEOUS

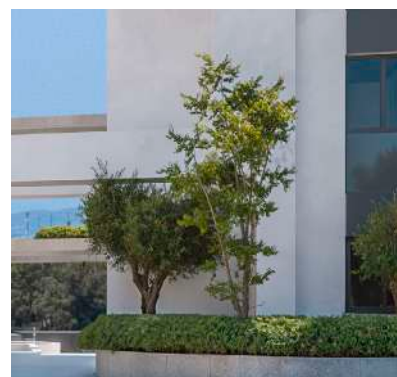


Property fencing

Wall + metal structures + hedge on the outer side



Garden paths and flowerbed edging with metal strips (as per the design).



Gardens designed to create a **central green axis** within the development, welcoming, fresh and sophisticated. Touches of light colours, such as white flowers or shrubs, create a sense of brightness and tranquillity (large palm trees along the green axis).

The **landscaped open spaces** form the **central area** and **serve as a dividing line** between the two types of accommodation within the residential complex: **suites** and **residences**.



EXTERIOR FINISHES



Composite / Wood
Metal or wood finish



Exterior render
Mortar-based with concrete finish



Swimming pool / Chill-out / Yoga area



Pool mosaic / Bali Stone



Composite decking

OUTDOOR AREAS / WATER



Water features along the central green axis between the buildings and at the entrance to the residential complex.

Natural organic shapes in pools and water features, waterfall between the buildings, changing areas and chill-out (yoga) areas.

FLOORING – INTERIORS / TERRACES

**Flooring**

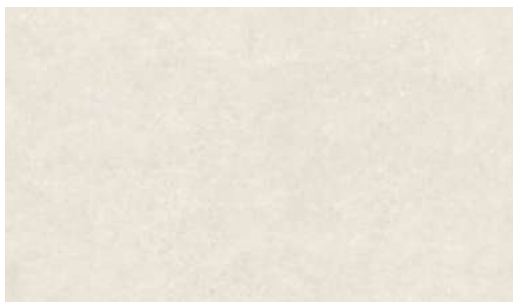
Rectified porcelain cladding 90x90 cm (C3 anti-slip on terraces)

Skirting boards

Porcelain 10x90 cm



WALL CLADDING



Bathrooms

Vanity and shower areas, rectified porcelain tiles 60x120 cm.
Other walls, painted white.



*Optional 1

Porcelain
Rectified
Large format: 120x280 cm
Colour: Beige
Finish: Matt



*Optional 2

Porcelain
Rectified
Large format: 120x280 cm
Colour: Gold
Finish: Matt





KITCHENS

KITCHENS

SUITES



Kitchen systems crafted from genuine, **high-quality materials**.

State-of-the-art manufacturing techniques are employed, meeting the strictest dimensional and quality standards. The materials have been selected according to the following criteria:

- Suitability for the intended purpose
- Eco-friendly
- Practicality
- Durability
- Authenticity
- Harmony between materials and colours

Matt Black Taps

Appliances: Siemens

Porcelain stoneware **worktop**



BATHROOMS

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VANITIES AND BATHROOM FURNITURE – MASTER BATHROOM



Master bathrooms:

- Washbasin Solid Surface
- Click-Clack Drain 1 1/4, flat, matt white
- Vanity unit 2C 70x46x35h Trad Strato Oak



Colour: Oak



*Optional
Colour: Jet Black

SECONDARY BATHROOMS

**Secondary bathrooms:**

- Washbasin Solid Surface
- Click-Clack flat drain 11/4, matt white
- 2C unit, 100x46, natural oak



Colour: Natural Oak



*Optional
Colour: Anthracite

GUEST TOILETS

**Guest Toilets:**

- Washbasin 60x42 cm
- Click-Clack flat waste 1 1/4, Matt White.
- Bottle trap 1 1/4 with 300 mm tube, Chrome
- Modular vanity unit 1C 60x46 cm, Natural Oak



Colour: Natural Oak



*Optional
Colour: Anthracite

MIRRORS FOR MASTER, SECONDARY AND GUEST BATHROOMS



Master and secondary bathrooms:

- Rectangular backlit mirror



Guest toilets:

- Round backlit mirror

FURNITURE – MASTER AND SECONDARY BATHROOM / GUEST TOILET



- **Wall-hung toilet**
- Self-supporting frame with concealed cistern
- Brushed Graphite flush plate

TAPS – MASTER AND SECONDARY BATHROOM / GUEST TOILET

SHOWERS

Master bathrooms

- Single-lever mixer tap
- Brushed Graphite colour



Secondary bathrooms

- Thermostatic mixer tap
- Brushed Graphite colour



WASH BASIN TAPS

Master bathroom, secondary bathroom and guest toilet

- Wall-mounted concealed single-lever mixer
- Brushed Graphite colour



HYGIENIC HAND SHOWER

Master bathroom, secondary bathroom and guest toilet

- Brushed Graphite colour



SHOWER TRAY – MASTER AND SECONDARY BATHROOM

Standard shower tray



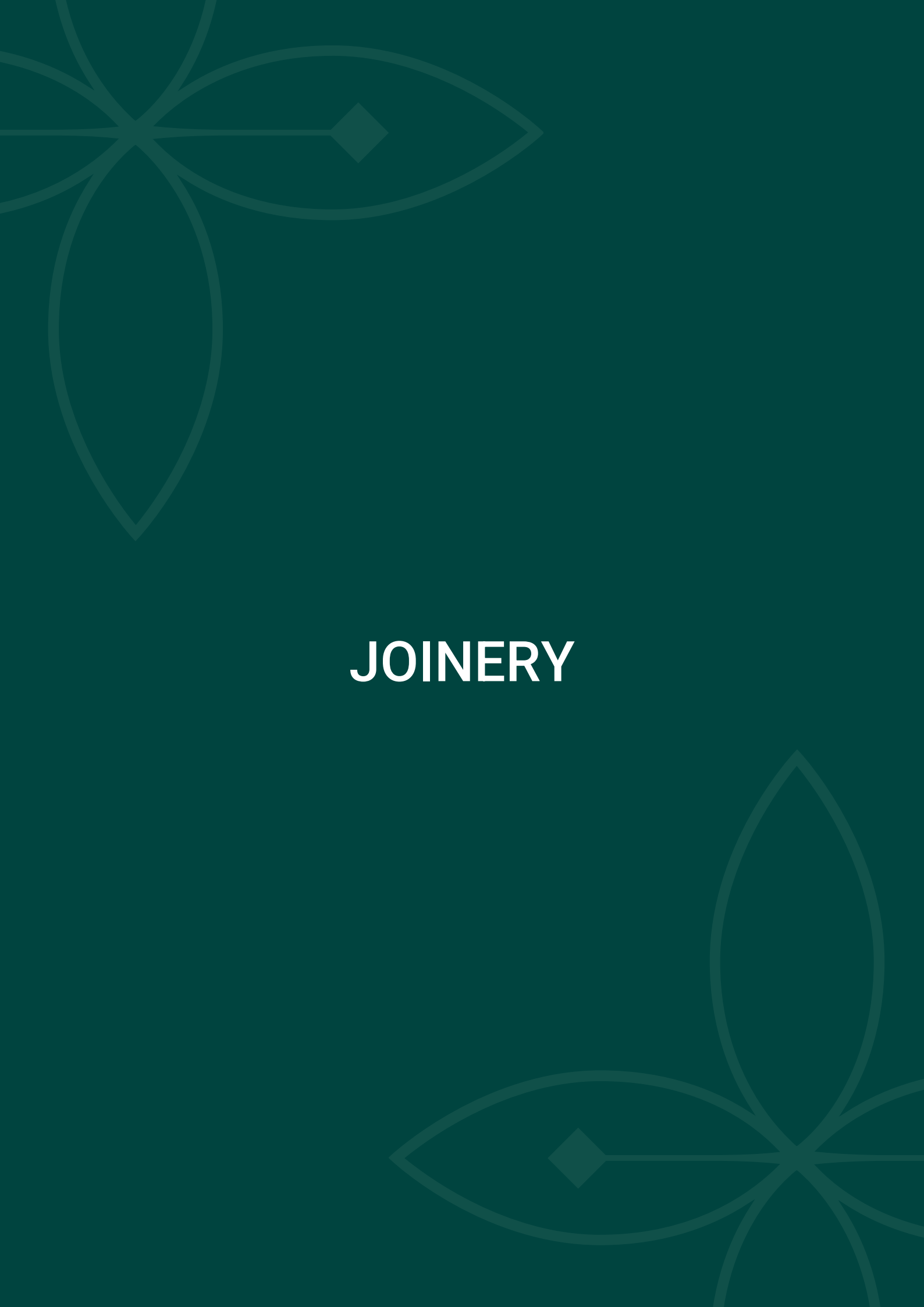
White Comfort resin shower tray

*Optional:
C3 porcelain finish matching the flooring

SHOWER SCREENS – MASTER AND SECONDARY BATHROOM



Fixed 8 mm anti-limescale glass
shower screen



JOINERY

JOINERY

ALUMINIUM JOINERY



Doors, balcony doors and windows are tilt-and-turn or sliding aluminium from a leading brand, with double glazing according to the manufacturer's specifications.



RAILINGS



Glass balustrade with bevelled edges, anchored to the structural slab.

WOODWORK



Wardrobe fronts will feature sliding doors (or hinged doors, as applicable).

The master bedroom wardrobe will be a walk-in closet with interior lining.

Secondary bedroom wardrobes with drawers and interior lining.



*Optional: wood



Doors will be made of the same material and with the same characteristics as the wardrobes.

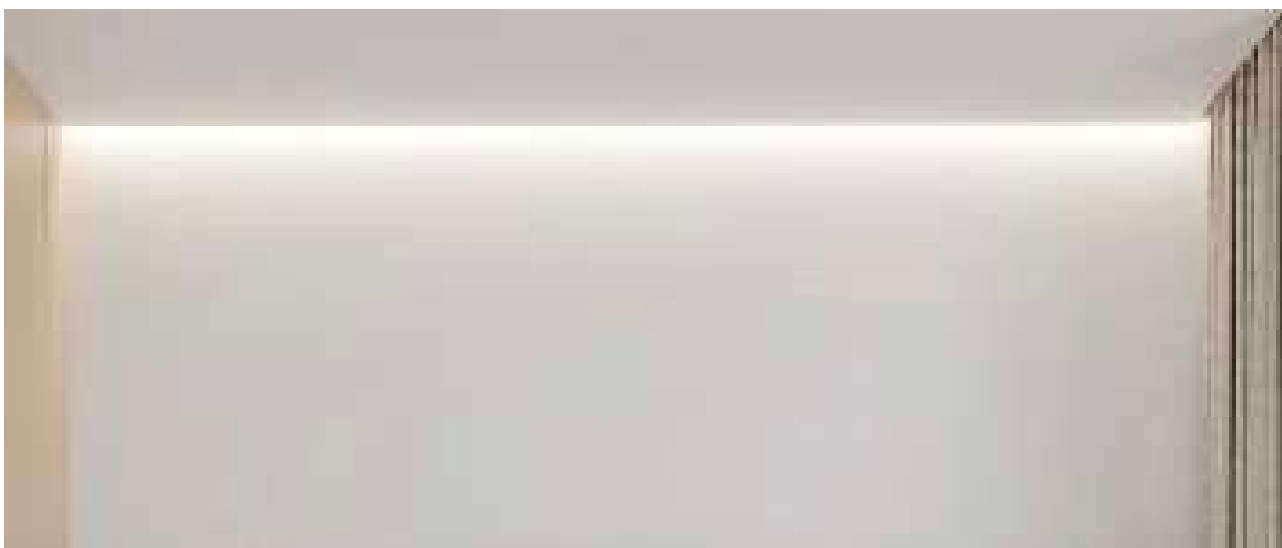


*Optional: black



SUSPENDED CEILINGS

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Suspended ceilings with recesses for curtain rails and headboards.
(Pre-installation of LED strips for indirect lighting in bedrooms).



INSTALLATIONS

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INSTALLATION COMPONENTS

- **Jung LS990 or similar switches** and sockets, white finish.
- **Pre-installation of decorative LED** strip lighting in the recesses of the suspended ceilings in the bedrooms.
- Fermax or similar **video intercom**.
- **Television and telephone sockets** in all main rooms.
- **Photovoltaic solar panels** (to support the power supply to communal areas).



- **Home control system:**
 - Climate control via smartphone app
 - *Optional features: please enquire

- **Air conditioning** is provided via direct expansion using eco-efficient units housed within the suspended ceiling. The distribution of conditioned air is achieved via ducts integrated into the suspended ceiling through adjustable linear grilles; ensuring maximum comfort, energy efficiency and savings.



- **Air-source** heat pump integrated into the domestic hot water system and underfloor heating.

- **Underfloor heating:** Water-based underfloor heating system throughout the property and electric underfloor heating in bathrooms and toilets. With underfloor heating, heat is distributed more evenly throughout the room, enhancing the feeling of thermal comfort.

- **Ventilation:** Mechanical ventilation with duct extraction, installed in the false ceilings and concealed from view. This ensures the continuous renewal of the air inside the property. This system guarantees compliance with the requirements set out in the Technical Building Code.

Individual system using semi-rigid ducts.





OTHER ELEMENTS



OPTIONAL FEATURES

SWIMMING POOLS

PRIVATE POOLS ON SOLARIUMS ⁽¹⁾



*Optional pools: please enquire

(1) Consult feasibility for each dwelling.

JACUZZIS

JACUZZIS ON TERRACES / SOLARIUMS ⁽¹⁾



* Optional jacuzzis: please enquire

(1) Consult feasibility for each dwelling.

BAR WITH KITCHEN AND BARBECUE ON SOLARIUMS ⁽¹⁾



(1) Consult feasibility for each dwelling.

ELECTRIC VEHICLE CHARGER IN INTERIOR GARAGES

APPLIANCE UPGRADE TO GAGGENAU IN THE INTERIOR KITCHEN

ELECTRIC BLINDS IN BEDROOMS



HAiKU

SUITES

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ESTEPONA FAMILY AND FRIENDS S.L.

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Disclaimer – Specification of Materials and Finishes

This specification of materials and finishes, together with the plans, infographics, renderings, models, images, technical descriptions and all other documents provided, is intended to offer a general description of the materials, finishes, equipment and features planned for the construction project; however, it does not guarantee the exact execution of all described elements, which may be subject to change. The developer expressly reserves the right to make changes or adjustments to the materials, fittings, building systems, floor plans, dimensions, equipment or other aspects contained in this specification, provided that such changes are necessary or appropriate for technical, structural, legal, regulatory or market-related reasons, to improve functionality or aesthetics, or due to requirements imposed by public authorities or regulatory bodies. Changes may also arise from force majeure, unforeseen circumstances during construction, or decisions made by the project's site management.

The developer will, as far as possible, ensure that replacement materials, finishes or alternative solutions are of the same or higher quality than those originally specified, without this leading to an increase in the price agreed with the buyer.