inseryal by MARINA D'OR

AMANECER 3
BUILDING

Pure Mediterranean

Materials, elements and finishes report for the construction of blocks 2 and 3 of the Amanecer Residential Complex, located in front of Cabanes beach (Castellón).

The Amanecer 2 building has 172 apartments and the Amanecer 3 building has 32, all with terraces, and the complex is beachfront.It includes underground and ground floor parking, pedestrian and recreational areas for residents, a social lounge, a swimming pool with separate areas for adults and children with interior LED lighting, and 3 hydro-massage spas on the ground floor. Access to each building is through a lobby connecting the basement (parking), residential floors and the outdoor area. In addition, auxiliary evacuation staircases are planned from the basement to the common area on the ground floor. The lobby of Building 2 includes an entrance hall, 3 lifts, and main and secondary staircases. The lobby of Building 3 includes an entrance hall, 2 lifts and a staircase. The complex consists 2 and 3-bedroom apartments and 2 bathrooms in the rest of the typologies (1 with direct access from the master bedroom), an open floor plan in the kitchen and living room, laundry room (depending on typology), and terrace.

There is also the option to purchase storage rooms, located in the basement, ground and first floors, and additional parking spaces, subject to availability.

CONSTRUCTION REPORT OF THE BUILDING

- Basement walls of reinforced concrete and deep foundation consisting of piles, pile caps and reinforced concrete slab.
- Reinforced concrete structure designed for a seaside environment, with beams and one-way slabs using prefabricated joists.
- Vertical enclosures in ceramic brick or similar, with air chambers in façades and partition walls.

- Acoustic insulation in partition walls between dwellings. For added comfort, the dwellings include intermediate floor slabs with an anti-impact membrane.
- Flat accessible roofs finished with ceramic tiles (non-accessible roofs with a protective layer of gravel).
- Façade: finished with large-format porcelain stoneware panels and continuous coating, depending on the area.
- Thermal insulation in the building's exterior enclosures.
- Exterior railings on terraces made of aluminum and laminated safety glass.
- Corridors and common areas (staircases, entrance halls, and ac cess points) finished with either continuous coating or plaster rendering and paint, depending on the area.
- Decorative porcelain stoneware features in entrance lobbies.
- Porcelain stoneware flooring in lobbies and ceramic flooring in corridors and common areas.
- Separate drainage system for wastewater and rainwater, using PVC piping.
- Residential ventilation system with extraction through ducts with forced upper suction and interior grilles in bathrooms and kitchen, allowing the renewal of indoor air and keeping it free from pollutants.
- Pre-installation for electric vehicle charging at several points in the car park. A metal tray will also be installed along the garage ceiling to accommodate future wiring, enabling the installation of charging points for all parking spaces.
- Community internet via fibre and Wi-Fi included in all dwellings.

  During the first two years, the developer will cover the maintenance contract, after which the homeowners' association may take over from the third year onwards. The approximate cost of Wi-Fi maintenance will be €3/month per dwelling.
- Vehicle access to the garage through an automated door, operated by remote control or by using a smartphone with Bluetooth technology, accessing the system via an-app.

CONSTRUCTION REPORT – APARTMENTS

- Interior partition walls constructed in ceramic brick, or with lightweight plasterboard systems on metal frames (drywall).
- Plaster rendering on ceramic brick interior walls.
- Smooth plastic paint finish inside the apartments.
- Decorative wallpaper on one wall in the living-dining room and on the headboard wall of the primary bedroom.
- Plaster rendering and smooth plastic paint on the ceilings of bedrooms and living room (except dropped ceilings for service installations).
- False ceiling and smooth plastic paint in corridor, bathrooms and kitchen.
- Porcelain stoneware flooring, or SPC (Stone Plastic Composite) inside the dwellings, and non-slip ceramic flooring on the terraces.
- Ceramic or SPC wall tiling in bathrooms.
- Exterior aluminium joinery with double glazing. All living room and bedroom windows have aluminium shutters with integrated acoustic and thermal insulation. The double glazing with air chamber significantly reduces heat-cold energy transfer and external noise, ensuring optimal indoor comfort.
- Profiled aluminium motorized roller shutters in living-dining room and bedrooms.
- Interior woodwork for doors and wardrobes.
- Floor-to-ceiling modular wardrobes with fully lined interiors, including drawers, shelves, and hanging rails.
- Fully fitted kitchens with upper and lower cabinets, quartz (or similar) countertops, and single-bowl stainless steel sinks with drainer.
- Cold and hot water installation throughout the dwelling.
- Each apartment includes a main shut-off valve and individual shut-offs in each wet area.
- Water-saving measures, such as dual-flush toilets and faucet aerators, promoting sustainability and reducing utility costs.
- Bathroom ventilation through ducted systems with forced upper suction and interior grilles at inlets.
- Polished concrete flooring in garage areas.
- Installation of sanitary ware in white vitreous porcelain, including toilet with soft-close or ABS seat, washbasin and shower tray with screen in both bathrooms.

  Installation of bidet in the master bedroom bathroom (if included according to typology).

  White vitreous porcelain laundry sink in kitchen utility area (if included according to typology).

- Shower column in the bathrooms.
- Hygienic toilet shower with hot and cold water, in the master bedroom, in types B4, B5 and C3.
- Single-lever mixer taps.
- Compact aerothermal unit for the production of domestic hot water (DHW), installed inside the dwelling, whose heat pump efficiently harnesses energy from a renewable source as common as air.

  Aerothermal energy is considered a renewable energy source under the Technical Building Code.
- Electrical installation according to the Low Voltage Electrotechnical Regulations.
- Hot/cold air conditioning with split unit in living-dining room.
- TV socket in living-dining room, master bedroom and terrace.
- Telephone socket in living-dining room and master bedroom.
- Video intercom in each dwelling.
- Armoured entrance door with integrated digital peephole.

EQUIPMENT: APPLIANCES

Kitchen with energy-efficient appliances:

- Combi fridge in stainless steel finish with independent freezer.
- 3- or 4-ring induction hob.
- Built-in multifunction oven in stainless steel finish.
- Built-in microwave in upper cabinet.
- Integrated stainless steel extractor hood in upper cabinet.
- Dishwasher in stainless steel finish.
- Washer/dryer in stainless steel finish.

Living-dining room equipment:

- 42" SMART TV.

Master bedroom equipment:

- 32" TV on wall, opposite the bed.

EQUIPMENT: FURNISHINGS

Outdoor furniture on terraces includes:

Terrace table and 4 chairs.

2-seater sofa and coffee table.

Inside the apartments:

Sofa bed (3-seater sofa, convertible into a 2-seater bed).

Coffee table.

Sideboard (depending on unit type).

Dining table with 6 chairs.

Double bed with storage base, headboard, and 150 cm mattress.

2 bedside tables in the master bedroom.

2 single storage beds with 90 cm mattress, headboard, and 1 bedside table in the second bedroom.

1 single storage bed with 90 cm mattress, headboard, and 1 bedside table in the third bedroom, if applicable (except for Type C5 in Amanecer 3 Building, which includes 2 single beds).

Bathrooms with illuminated mirror, shower column, shower screens, cabinet and accessories (hooks, towel rails, toilet brush holders, toilet roll holders, and waste bin).

Interior decoration elements: roller blinds in the living-dining room and bedrooms, mirrors, and decorative paintings.

EQUIPMENT: LIGHTING

- Outdoor lighting on terrace and utility gallery (depending on typology).
- Lighting in entrance area and living area.
- Lamp in dining area (depending on typology).
- Master bedroom: 2 ceiling lights and lamps on bedside tables.
- Lighting in second bedroom and bedside lamp (depending on typology).
- Lighting in bathrooms (depending on typology).
- 2 wall lamps or similar in kitchen (depending on typology).
- Lighting in corridor (depending on typology).

EXTRA INCLUDED EQUIPMENT

Living-dining room:

- Decorative wooden boxes
- Electric air freshener
- Set of mugs

Master bedroom:

- Spare set of bed sheets
- Decorative box in wardrobe
- Floral air freshener
- Scented sachets in wardrobe
- Photo frames

Secondary bedroom(s):

- 1 spare set of bed sheets per bed
- Decorative box in wardrobe
- Floral air freshener
- Scented sachets in wardrobe

Main bathroom:

- Spare set of towels

Secondary bathroom:

- Spare set of towels
- Hairdryer

Kitchen:

- Capsule coffee machine
- Juicer
- Blender
- 4-piece cookware set and 2 frying pans
- Dinnerware, cutlery and set of glasses and cups for 6 people, sugar bowl, storage jars, oil dispenser, salt and pepper set, kitchen towels, paper towel holder...
- Wall clock in kitchen
- Folding ironing board and iron
- Laundry basket
- Dustpan and broom

EXCLUSIVE EXTRA EQUIPMENT TYPES B6 AND C5

The measurements provided for any element are approximate and refer to length x width x height in cm.

In the living room of the dwelling: TV unit.

Decorative set consisting of:

- Full-height wall paneling with slatted finish (wall panel), alternating two tones. Dimensions 360x2x240.
- Marbled panel superimposed on the previous one, behind the TV. Dimensions 195x3x125.
- Lacquered cabinet with 8 drawers. Wooden board body, with sides and top finished either natural or lacquered depending on model.
- Drawer fronts in the same material and wooden interior. Raised on legs. Dimensions 340x40x55.
- 2 display cabinets with wooden base, back and frame. Side panels, shelves and front door in tempered glass. Dimensions 60x30x160.
- 65" 4K Smart TV mounted and centered on marbled panel (replacing the 42" in other dwelling typologies).
- Linear LED perimeter lighting behind the back panel edge, marble-effect finish, and display cabinet shelves.

  Equipped with an independent and switchable control mechanism to select lighting for different ambiences.

In the master bedroom: TV unit opposite the bed. Set consisting of:

- Full-height wall paneling with slatted finish (wall panel), alternating two tones. Dimensions 260x2x240.
- Marbled panel superimposed on the previous one, behind the TV. Dimensions 160x3x110.
- LED perimeter lighting behind the back panel edge and marble-effect finish, with independent and switched control mechanism to select different lighting ambiences.
- Gloss lacquered wooden cabinet with beveled or chamfered corners, with 120x30 drawers. All with push-pull opening system and compartmentalized interiors. Dimensions 248x43x63.
- 55" 4K Smart TV mounted and centered on marbled panel (replacing the 32" in other dwelling typologies).

Headboard in master bedroom:

- Headboard with wooden board base, foam padded and upholstered with decorative details. Integrated switches in the headboard body.

  Wooden legs for floor support and wall anchoring. Dimensions according to model.

This quality specification may be modified due to regulatory, technical or adaptation requirements.

If at the time of installation it is not possible to obtain any of the items described in this report, it will be replaced by one of similar characteristics.