

# SEASCAPE

RESORT

*see the light*



**This unique residential complex, located in the hills of Finestrat (near Benidorm), consists of 162 terraced Penthouses with 2 or 3 bedrooms and 20 Villas with private swimming pool.**

**A private residential development that is inspired by the Wellness Concept. It is carefully designed to offer its residents and users the real feeling of the Mediterranean lifestyle and to achieve the sensation of relaxation and happiness that will positively influence both physical and mental wellbeing.**

Seascape resort has an exceptional design with an avant-garde look. Its contemporary architecture and design yields part of the protagonism to the terraces providing extra luminosity and privacy to the homes, as well as providing plenty of outdoor space to enjoy the good weather.

All the homes come with large extensive terraces on the same floor. The ground floor dwellings have private gardens bordering the terraces.

The specially chosen location of this luxury development offers its residents exceptional and stunning views from all dwellings towards the Mediterranean Sea, framed by Benidorm's skyline.





## ***Foundations and structure***

Foundations based on reinforced concrete footings and/or floor slabs and walls. Structure with pillars, beams and bidirectional floor slabs in reinforced concrete, as per the project design.

## ***Façades***

Closure of façades using brickwork externally clad in single-layer white mortar with a triple layer of insulation: internal thermal insulation layer plus an air chamber plus laminated drywall sheeting on the inside fixed with metallic profiles.

The protection of terraces has been resolved by combining clad brickwork and wide balconies in safety glass to ensure the best views.

Separation between terraces involves clad brick and latticework in an avant-garde design that will also be placed horizontally to cover part of the floor of the terraces, combining a pleasant visual effect with thermal protection.

## ***Partition walls***

Separation between homes in brickwork covered on both sides with laminated drywall plaster plus mineral wool thermal and acoustic insulation. Separation between homes and public areas formed by half-thickness ceramic brick clad in plaster on the outside and interior cladding in laminated plaster and thermal and acoustic insulation. Internal divisions within homes have been designed with double laminated drywall plaster with a metallic bearing structure plus a layer of thermal and acoustic insulation.

## ***Roofing***

Flat, non-accessible roofs with thermal insulation and waterproofing, finished in artificial grass.

## ***External joinery***

External joinery in aluminium, lacquered in colour, with interruption of thermal bridges, sliding or tilting/turning panes as per design. Terrace doors with a sliding panel in avant-garde design enabling the maximum luminosity with the minimum amount of aluminium visible.

Compact roll-up blind module in aluminium lacquered to match the joinery in the lounge and bedrooms, motorized in the lounge and master bedroom.

Double glazing with an air chamber, solar protection and low emission levels.



## ***Internal joinery***

Armoured entrance door lacquered in white, with five locking points, and internal structure in reinforced galvanized steel. Interior doors lacquered in white, with horizontal dividers and chromed handles and metalwork.

Modular-type built-in wardrobes lacquered in white, all dressed with sliding or hinged doors as per project design. Fitted with separating shelf, suitcase holder and clothes rail.

## ***Flooring and cladding***

Flooring in porcelain- like earthenware tiles throughout the home and skirting board lacquered in the same tone as the doors. Non-slip ceramic paving for outdoor surfaces on terraces. Installation of anti-impact sheeting between the flooring and the floor slab to prevent transmission of noise between homes.

Mixed cladding finished in paint or ceramic tiles in wet areas and kitchen, as per design. Bathrooms tiled with high-quality ceramic materials.

The walls of the hallway, lounge, bedrooms and distribution corridor are finished in a smooth, pale colour using top-quality acrylic paint.

All of the rooms in the home have false ceilings in laminated plaster and this is accessible for the air-conditioning and ventilation equipment. Ceilings are finished in smooth white acrylic paint.

## ***Toiletware and taps***

Bathrooms: Toiletware in white vitreous porcelain, Duravit brand toilet, washbasin on worktop and lever-operated Hansgrohe taps with water savers fitted.

Low level mineral resin shower trays. The showers will have a tempered glass fixed screen.

## ***Plumbing and sewage***

Internal network of cold water pipes in the home based on supply pipes and shunts from the general stop-cock inside the home to the consumption and supply points using cross-linked polyethylene pipes of appropriate sizes as per calculations.

Channelling of wastewater in separate vertical and horizontal pipes in PVC of appropriate sizes as per calculations, using heat-welded joints. The downpipes of the toilet sewage pipes will be soundproofed and all joints and floor-slab penetrations treated to achieve the minimum transmission of noise.

Pre-installation of water and power for jacuzzi on penthouses with terraces.

## ***Hot water and air-conditioning***



The production of Sanitary Hot Water (SHW) will be carried out through an AEROTHERMIA System. AEROTHERMAL is an energy from renewable sources that takes advantage of the energy contained in the air that surrounds us, providing a significant saving against other traditional energy sources.

Air conditioning is installed using Direct Expansion, with heat pump, separate compressor-evaporator, and air flow with a hidden duct system under a false ceiling, and impulse and return grids depending on the room.

### ***Ventilation and extraction system***

All homes are equipped with an air extraction system that guarantees the healthiness, comfort and hygiene of the air in the homes, as well as avoiding the accumulation of dampness and their deterioration.

### ***Installation of electricity and telecommunications***

High degree of electrification. Leading brand mechanisms. Each home will have a video porter device connected to the urbanization's access control booth.

Installation of direct light points in rooms using LED ceiling lights with an extra-flat design in white aluminium.

Homes are fitted with connections for television, FM radio and telephone in all rooms except the bathrooms. The terraces will have a television connection.

The resort will have all the necessary shared infrastructure for the subsequent installation of equipment to receive digital television signals and cable connections.

### ***Kitchens***

The kitchen is delivered furnished in high gloss white, with the possibility of personalization. Worktops in compact quartz.

The domestic appliances include and electric oven, ceramic hob, extraction hood, refrigerator, dishwasher and washing machine.

### ***Lifts and elevators***

The development will have one or two lifts depending on the block, as well as two shared lifts for the whole urbanization to provide users with convenient access to the various services available at the Resort. All lifts are electrically operated with automatic doors and suitable for use by persons with reduced mobility or special needs, with control devices including high-relief Braille characters in the lift cabs and visual signage systems. The doors are in stainless steel.



## **Parking garage**

The blocks of terraced penthouses come with a covered parking garage with an automatic door operated by remote control. It is possible to access the garage directly from the homes through either the lobby or the lifts.

Lighting system using high-efficiency LED units.

The garages are fitted with pre-installation for charging electric vehicles. There is one storage area per home as well as area for parking bicycles.

## **Urbanization**

The urbanisation is closed and is accessed through a single entrance with access control gate and closed-circuit cameras, supervised from the aforementioned control gate.

It has a large central entertainment area for all neighbours, with the installation of: an area with two swimming pools, one of them an infinity pool with views of the Mediterranean, a jacuzzi, a children's swimming pool, and an extensive beach area for sunbathers with a chill-out area. In addition, it has a children's play area, an area with bio-healthy games, a mini-golf attraction for children and a putting green for adults, a relax area surrounded by aromatic plants, and a boules rink. There is also a versatile sports area for practising a variety of sports and a paddle tennis court. Furthermore, the urbanization is equipped with a closed and heated swimming pool, toilet facilities, and a gourmet room.

What is more, the complex another infinity pool with spectacular views and a belvedere from which to enjoy the views over Alicante bay.

The urbanisation has four wellness areas composed of relaxation area, gymnasium and sauna, with the use of each area being assigned depending on the proximity to each house.

Correspondence is received at a centralized point with an area intended for smart letterboxes enabling neighbours to receive products and services even when they are not at home, thanks to the installation of multi-user electronic lockers in the shared areas of the residential community, enabling them to receive and return products at any time of day in total security.

The urbanization will also have a cardio-protected space equipped with an external defibrillator for use in a cardiac emergency.

External lighting network on all of the streets inside the complex using light units with low levels of light pollution.

Garden areas with artificial lawns, Mediterranean flowers, bushes and trees needing low levels of watering.

## **CUSTOMIZATION OF YOUR HOME**

The most important thing is that our clients are able to live in their dream home. That's why you can be involved in the personalisation of your home within the stipulated deadlines. We will work for and with our clients towards a shared goal: turning your wishes into reality.

## **DWELLINGS CAN BE ADAPTED FOR PEOPLE WITH REDUCED MOBILITY.**

## **GUARANTEES FOR ADVANCES**

Our customers are reminded that all sums paid on account, plus interest on the same, will be guaranteed by a leading financial institution.

The contents of the present leaflet may be altered to comply with the requirements of the Administration or the Supervising Architect.