

AREA beach III
"el Raso"



A R E A b e a c h I I I b y A R E A

Quality Report ABIII

AREAbeach III el Raso is a private residential complex, consisting of 135 homes with 2 or 3 bedrooms, designed in a minimalist way and with high quality standards, its modern architecture harmonises with our large open spaces, nature and swimming pools, offering a unique and peaceful atmosphere. The AREAbeach III development is located on a unique and unrepeatabe plot, bordering the natural landscape of the salt lagoon, enjoy its biodiversity and unique environment, close to the best beaches of the Mediterranean. AREAbeach III is located in El Raso de Guardamar del Segura, with all kinds of services and amenities. At the same time, thanks to the proximity of El Moncayo beach, you can go for a bike ride and enjoy the best climate on the Costa Blanca.

AREAbeach III is a leap forward with respect to our previous residential complexes, including a glassed-in GYM-Spa area with views of green areas, swimming pools and from its terrace overlooking the salt lagoon of La Mata, paddle tennis court, etc. Additionally and thanks to the five floors of some of the blocks that create the residential, all of which are south facing, we include in our luxury penthouses, fully equipped kitchen on the solarium, outdoor shower (hot/cold water), and jacuzzi area, to complete the unique experience of living in front of a unique and unrepeatabe natural environment.

AREAbeach III by AREA

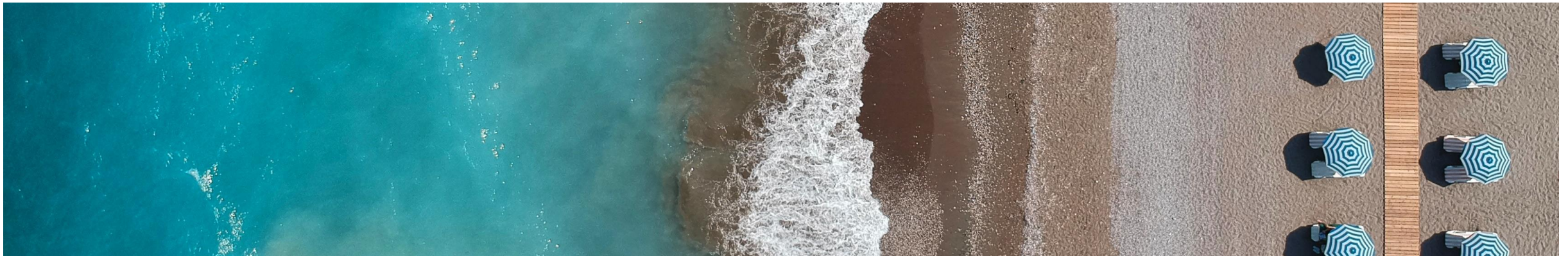
📍 🏠 New residential AREA in El Raso (Guardamar), 135 flats with 2-3 bedrooms and 2 bathrooms, quality finishes and urbanization with maximum care in details and services.

🌳 🏊 Large green areas, two swimming pools, Spa/Jacuzzi area and Gym open views to the outside, Mini Golf, Petanca, paddle tennis court, Etc.

😊 Top floors with solarium and the best views of a beautiful and unique natural environment, outdoor kitchen, shower and jacuzzi area.

👉 Discover an unrepeatable quality of life investment, discover AREAbeach III

Q u a l i t y R e p o r t A B I I I





NATURE

AREAbeach III by AREA

EXCLUSIVE HOMES - PERSONALIZED ATTENTION

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AREAbeach III will be executed in compliance with all the existing regulations on the Basic Standards on building and special building and special regulations. And according to the licence granted by Guardamar Town Hall, File n° 1039/2022 dated 20/10/2022 N° Decree 2022-5132.



AREAbeach III by AREA

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FOUNDATIONS: Foundation slabs, tie beams and foundation walls.

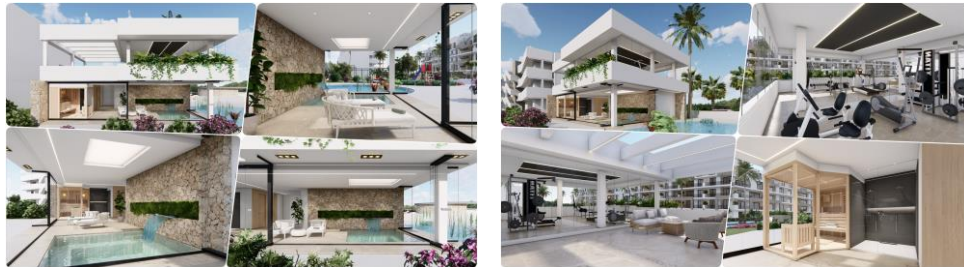
STRUCTURE: One-way slabs throughout the building.

EXTERIOR ENCLOSURES: Ceramic enclosures with thermo-acoustic insulation.

FACADES: Exterior treatment with white single-layer materials in a colour to be determined by the project management in the areas of the lift shafts. Areas of natural stone and porcelain tiling.

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GYM-SPA-JACUZZI



BASEMENT FLOOR:

- Basement floor for garages with trowelled paving. Areas delimited with numbered pavement markings according to project.
- Direct access from communal stairs and communal lifts, as well as stairs in green areas.
- Individual storeroom per parking space, aluminium doors with key lock for greater security.
- Availability of additional storage rooms and surface parking spaces. Bicycle parking areas. Pre-installation of pipe laying for electric vehicles.
- Installation of smoke extraction and air renewal in closed spaces in accordance with regulations.

COMMON AREA/LEISURE AREA:

- Green area on surface composed of two swimming pools with three areas: children's area, adult area and shower. Island around the pools with glass and security steel enclosure around the perimeter according to regulations.
- Children's play area, two petanque courts, MiniGolf area. Outdoor table tennis.
- Paddle tennis court, professional size and finishings. Built-up area fitted out for Jacuzzi-Spa, Gym, on two levels with perimeter glass enclosure.

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ACCESSES-FLOORING-TILES

ACCESS TO THE HOUSE:

- In the access to the house, the paving will be non-slip porcelain tiles, top brands (Rocersa and Alaplana).
- Enclosed urbanization, with perimeter in white block wall on footing, and white metal security fencing.
- Perimeter in planter with planting of cypress trees generating a future green wall of vegetation.
- Orona Pécres lifts, including basement stop, 6 people, 450 kg, 1.00 m/s. Latest technology and high security.

PAVING:

INTERIOR STAIRS:

- Top quality, non-slip porcelain floor tiles (Rocersa and Alaplana).

EXTERIOR STAIRS AND TERRACES:

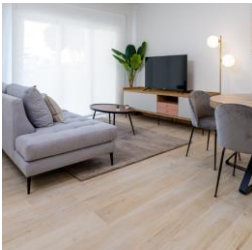
- Non-slip porcelain floor tiles, top quality (Rocersa and Alaplana).

OUTBUILDINGS IN THE HOME:

- First quality rectified porcelain floor tiles in all rooms, large format (Argenta and Navarti).

TILING:

- First quality rectified porcelain tiling in kitchens, galleries and bathrooms. Top brands (Argenta).

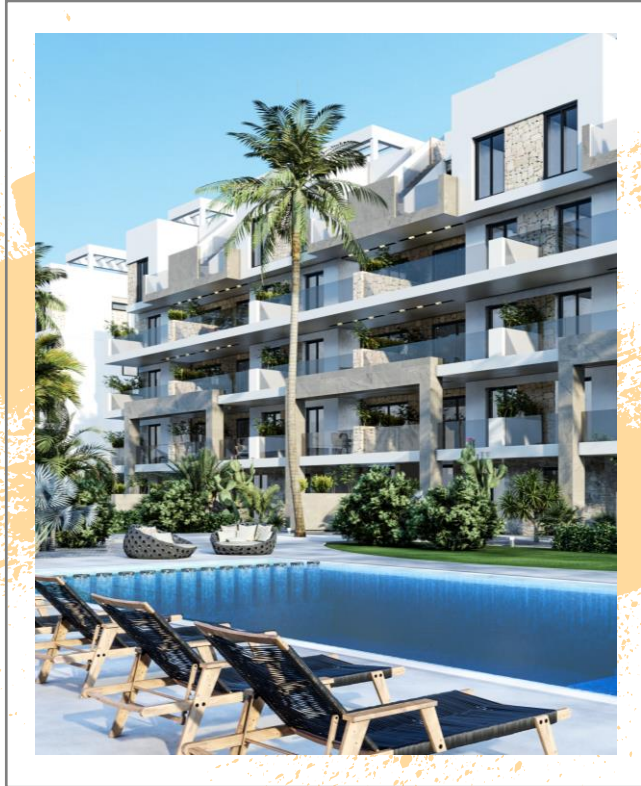


A R C H I T E C T U R E

AREAbeach III

ABIII is a Project studied in detail with the idea of on the one hand offering quality and comfortable homes with all luxury of detail to its owners and on the other hand looking for it to last in time as a small architectural work of art in a unique place, where new constructions will not be repeated. AREAbeach III combines open spaces of large green areas with all kinds of facilities, with a finish of blocks with movement and facades combining colours and noble materials that are sustained over time, the white, sand and bronze tones, together with an environment of natural colours with its greens (vegetation) and blues (water) make ABIII a unique urbanization on the Costa Blanca.





P l a s t e r i n g / A l u m i n i u m

Top quality aluminium and glass, ABIII efficiency.

FALSE CEILINGS:

-False ceilings of plaster and plasterboard for painting in bathrooms and in any room that the works management deems appropriate due to the obligatory circumstances of the installations. Removable plasterboard hidden profile in bathrooms for registration of air-conditioning machine area and extraction in wet areas.

EXTERIOR CARPENTRY-GLASS:

-Sliding windows in CRS-77 aluminium with thermal bridge breakage lacquered in white and MONOBLOC type aluminium blinds motorised for "Climalit" type glazing with crank handle and double anchorage point. Tilt and turn windows hinged series exl-55 lacquered in white.

-Climalit 4+4XN710-12/3/3+3 glazing.

CARPENTRY - CABINETS - KITCHEN

Noble, quality materials that last over time

INTERIOR CARPENTRY:

-Gardesa F2000C armoured security entrance door to home in white with three security points, anti-bumping, anti-drill, anti-picking and anti-sinking. With knob and peephole.

-Interior doors in smooth white lacquered wood with joint cover, concealed hinge, weatherstripping and magnetic lock. Of the same quality and with interior doors in bathrooms and toilets. Fittings and handles finished in white.

BUILT-IN WARDROBES:

-Top quality finishes, with mezzanine, different shelves and hanging rail. Lacquered doors and linen interior, milled handle, also in suite room with shelving detail finished in wood options to choose from.

-Top quality self-braking anchors.

AREAbeach III by AREA





ABIII Kitchen

Fully equipped kitchen with high quality design and finishings

KITCHEN:

- Designer kitchen with high quality furniture with high and low cupboards. Choice of gloss or matt white finishes with different decorative options in wood.
- Compaq brand worktop in different finish options, with overhang in peninsula area creating bar area. palm model resin sink finished in white.
- Dishwasher installation.
- Extendable white tap for greater use.
- Appliances in white glass or panelled (Oven, Micro, Fridge, Hob, etc).

LAUNDRY ROOM:

- Aerothermics 190L A++.
- Washing machine installation.



B a t h r o o m s A B I I I

AREAbeach by AREA

BATHROOMS

- Hot and cold water installation according to NT-BE-IFC standards with PPR pipes. Hot water pipes lined to prevent heat loss.
- Single-controlled, built-in white Imex taps.
- White wall-hung sanitary ware with W.C. cover in the same colour with recessed cistern and push button in white maca Villeroy & Boch.
- Shower screens, benches, washbasins in two models, vanity units and backlit mirrors in both bathrooms.
- Shower niche, and flooring in the shower as in the rest of the property.



SOLARIUMS AB III



SOLARIUM:

- Terrace formed by concrete slopes, waterproofing insulation and non-slip porcelain paving.
- Water and electricity installations for service and use of the area, lighting by recessed beacons.
- Outdoor kitchen fully equipped with hot and cold water and closed by motorised blinds.
- Reinforced area for Jacuzzi structure with electrical and drainage installation in anticipation of future installation.
- Outdoor shower with cold & hot water.



ABIII PAINTING

-Finished in premium quality smooth paint, areas of skirting board embedded in partition and plaster in areas of delicate finishes, main finish of the dwelling in white ral-9010, headboards bedrooms and main living room wall in tones to choose from ral a2002-y50r and NCS S 2005-B80G.



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ELECTRICITY & TELECO

- Electrical installation carried out in accordance with the new Low Voltage Regulations.
- Installation of air conditioning hot and cold pump by conducts.
- Air recirculation extractor in humid areas.
- Installation according to telecommunications regulations.
- Mains and TV sockets in all rooms.
- Basic lighting package throughout the house and video door entry system.
- All elements in LED and with warm light 3000.
- Possibility of adding LED strips in kitchen, living room and bathroom niches.

COMMON ELEMENTS

- Installation of double-access mailboxes in communal access areas, in accordance with the regulations of the General Directorate of the Post Office for the installation of letter boxes.
- Installation of collective TV aerial. According to Telecommunications regulations.
- Artificial grass areas in communal green areas, paving stone, block, curb, printed concrete or gravel, as indicated by the project management.



S U S T A I N A B I L I T Y

AREAbeach III

COMFORT AND SUSTAINABILITY ABIII:

The properties of AREAbeach III are built with a double façade, therefore creating cross ventilation that facilitates the ventilation of the properties, thus achieving natural freshness in summer and therefore providing significant savings in air conditioning. In addition, thanks to the south orientation of the properties, excellent thermal comfort is achieved in winter, saving heating during this time of year. If we add to all this the use of aerothermal energy for domestic hot water, this leads us to the use of renewable energies in all the homes. All this, together with the high quality of the insulation used in the homes, together with the aluminium carpentry and glazing used, optimise thermal comfort, thanks to which it will hardly be necessary to use electricity in order to achieve comfort inside the home.





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H I G H L I G H T S A B I I I

1. Fully equipped kitchen, including electrical appliances.
2. Screens and bathroom furniture included.
3. Motorised blinds on windows.
4. General lighting in all rooms already incorporated.
5. Installation of ducted air conditioning.
6. Parking space in basement and individual storage room per property. With pre-installation charging point for future electric vehicle .
7. In solarium, outdoor shower, outdoor kitchen, reinforcement area with pre-installation for jacuzzi.
8. Access to basement from the lift.
9. Two swimming pools, paddle tennis court, two petanque courts, children's play area, outdoor ping pong table and glazed building for Spa, Jacuzzi and GYM.
10. All the properties are south facing and have the best views of a unique natural environment.

..... And a long etcetera that we would love you to discover in detail
AREAbeach III by AREA.

AREA beach
III by
AREA

