

*"Residencial
Mirador de Bayahibe"*

Bayahibe - San Rafael del Guma - Dominican Republic

Residential of eighty 1/2/3 bedroom apartments, common areas
and parking

Promoter: DETAILED STUDIES

Architect: Mauricio Ortega Carrascosa

Bayahibe Location

It claims to be the first beach in the Caribbean to have the Blue Flag badge. The sand is white and fine, and, like many other beaches in the country, the coastline is lined with palm and coconut trees. A paradise without the crowds of people from Punta Cana, Bayahibe offers a well-deserved rest, absolute tranquility.

Both Punta Cana and Bayahibe are beach destinations in the Dominican Republic. The easiest way to get there from abroad is by plane to the Punta Cana airport or the airport in the capital, Santo Domingo.

20 minutes from La Romana is Bayahibe where one of the most beautiful beaches in the east is located: Bayahibe beach. Dominicus beach is another of the most popular in the area. Boats, catamarans and motorboats set sail from both and also from the port of La Romana to Isla Saona and Isla Catalina.



In the South of Dominican Republic

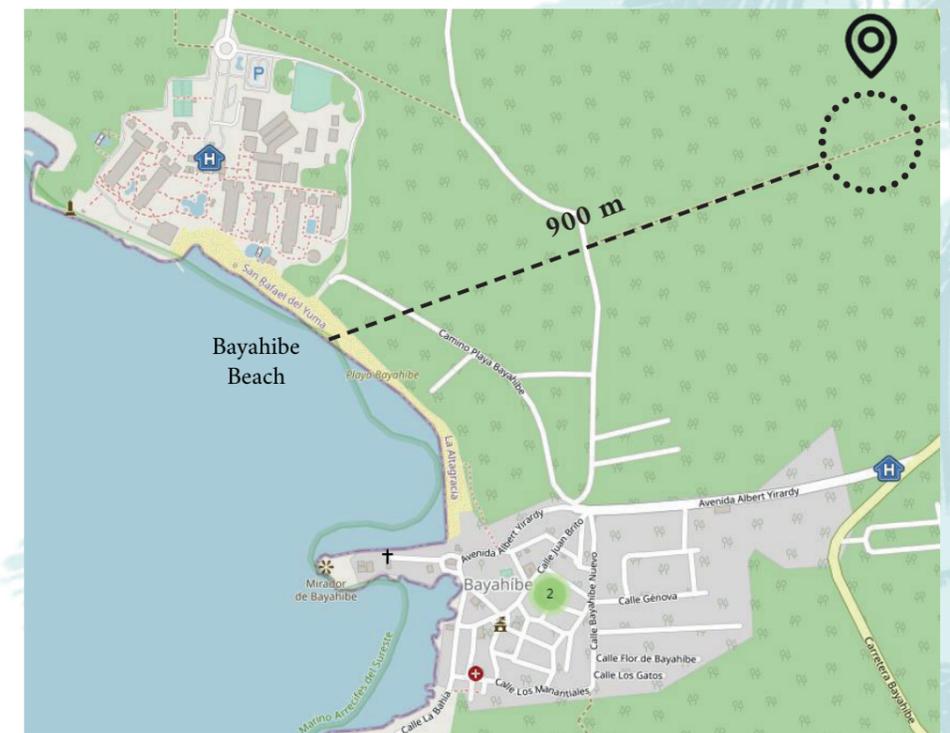
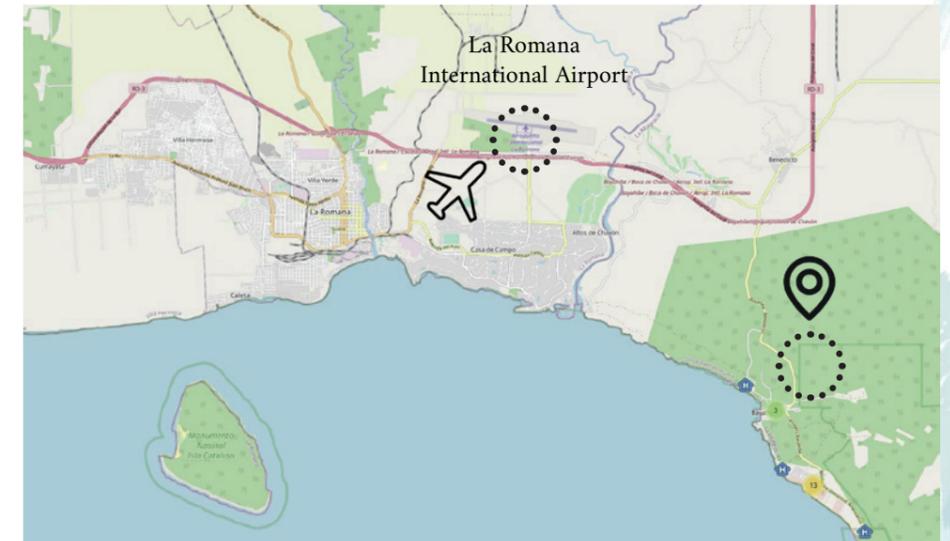
- 150 km from Santo Domingo
- 28 km from La Romana
- 80 km from Punta Cana

Airport

- 18 km La Romana
- 110 km Santo Domingo
- 160 km Punta Cana

Beaches

- 900 m from Bayahibe Beach
- 6 km from Dominicus Beach
- Puerto de La Romana
- Saona Island
- Catalina Island



Activities in Bayahibe

Both Punta Cana and Bayahibe are beach destinations to disconnect on their paradisiacal beaches. There are also some excursions that can be done, such as visiting the capital of Santo Domingo, going to Altos de Chavón or visiting Isla Saona or Isla Catalina.

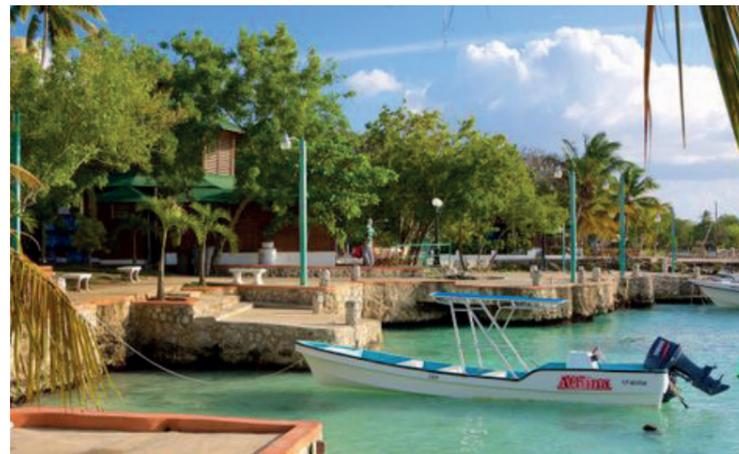
Isla Saona is larger in area than Isla Catalina and is located within the Parque Nacional del Este. Bars, live music and street vendors make for a very lively atmosphere. It is a paradise where you can enjoy its beautiful beaches, see the mangroves, practice diving and other water sports since in this area there is a coral reef.



Los Melones:

Although one of the most popular tourist areas in the region, this former fishing village captivates with its beautiful beaches and laid-back tropical charm.

It is situated in a picturesque bay that has become one of the most famous tourist complexes in the Dominican Republic. What most attracts visitors is its simple atmosphere, beautiful beaches and the large number of options for diving in the Parque Nacional del Este, located a few meters away. During the day, enjoy the area's wonderful beaches and coral reefs, and at night, try the catch of the day in romantic beachfront restaurants.



Cueva del Puente:

To enjoy a cultural day, visit the Cueva del Puente. Inside you will find cave paintings of the primitive Taíno inhabitants surrounded by stalactites and stalagmites. There are also pictographs in the Peñón Gordo cave, located further south.

If you feel like it, you can hire a guide to help you continue exploring this huge national park, which stretches over 310 square kilometers. The biological diversity of the area is immense, and there are more than 500 species of flora, more than 100 of birds and beautiful marine creatures, such as bottlenose dolphins and West Indian manatees.



General characteristics

The architectural style of the proposed design is a fusion of the Caribbean and European, embodied through daring brisoleils on the façade, with openings facing the rising and setting sun, nuanced by innovative architectural elements, integration and continuity of the green landscaping and colorful with the functional interior spaces; diverse fractional architectural elements, but unified by the style itself and the handling of textures and colors.

All the interior and exterior spaces, defined by light and taking advantage of the bioclimatic conditions, are combined in a magnificent architectural product.

In the “Residencial Mirador de Bayahibe” we have achieved a harmony of concepts using materials of the highest quality in order to be able to put into concrete what our residential project is today. Through a previous study of Dominican materials and European import finishes, carried out from the technical direction of our team in Spain moved to the Dominican Republic



Area table. Apartments.

APARTMENTS AREA TABLE

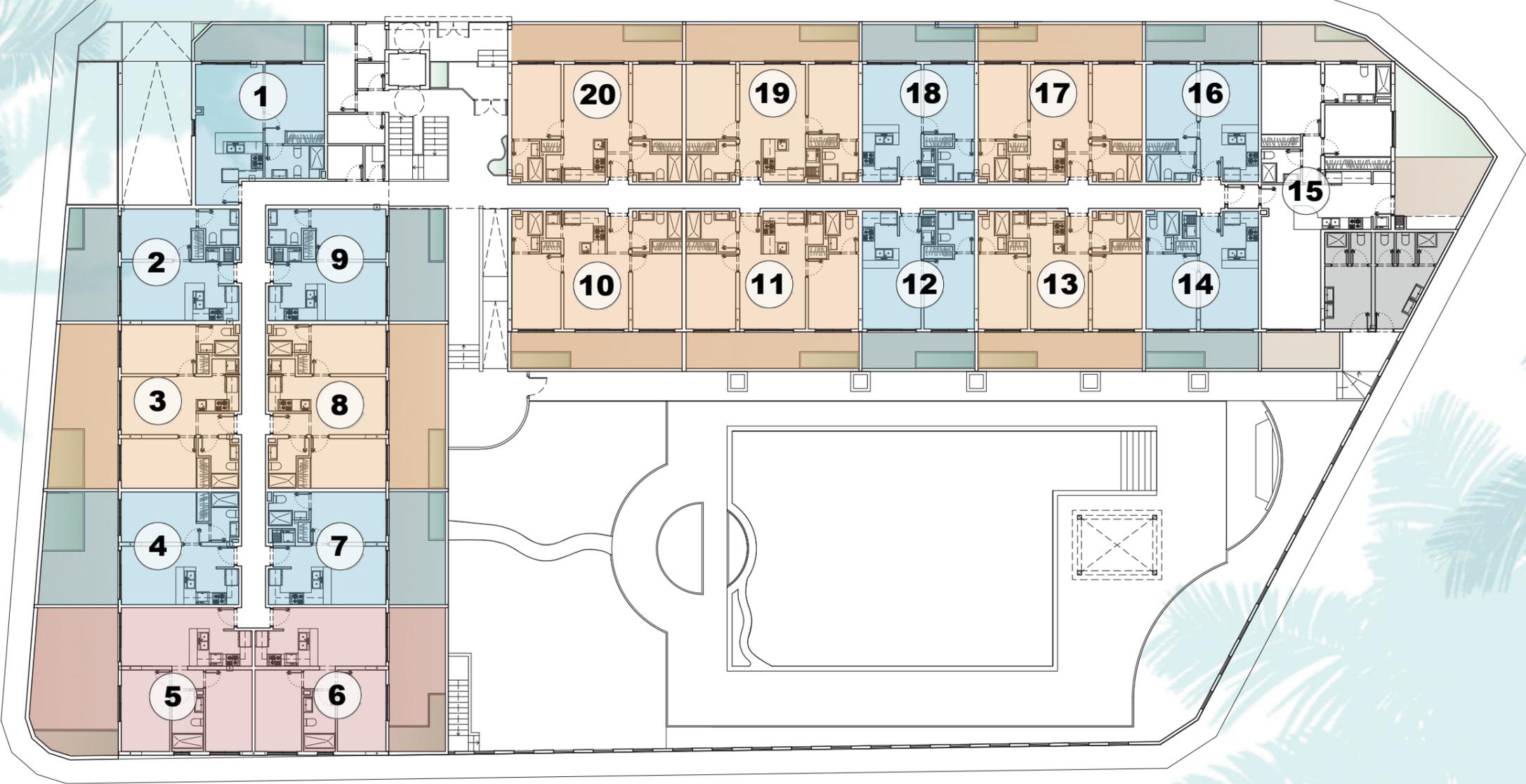
Nº	FLOOR	APARTMENT	BUILT-UP AREA (m2)	TERRACE AREA (m2)	TOTAL AREA (m2)	NO. BEDROOMS	NO. BATHROOMS	APARTMENT TYPOLOGY	SELLING PRICE
1	GROUND	1	51,87	11,70	63,57	1 BEDROOM	1 BATH.	A	
2	GROUND	2	42,57	15,30	57,87	1 BEDROOM	1 BATH.	A	
3	GROUND	3	61,30	27,00	88,30	2 BEDROOMS	2 BATH.	B	
4	GROUND	4	42,34	21,75	64,09	1 BEDROOM	1 BATH.	A	
5	GROUND	5	59,07	31,25	90,32	2 BEDROOMS	1 BATH.	C	
6	GROUND	6	59,07	20,65	79,72	2 BEDROOMS	1 BATH.	C	
7	GROUND	7	42,36	16,25	58,61	1 BEDROOM	1 BATH.	A	
8	GROUND	8	61,30	23,65	84,95	2 BEDROOMS	2 BATH.	B	
9	GROUND	9	42,87	16,10	58,97	1 BEDROOM	1 BATH.	A	
10	GROUND	10	64,52	16,00	80,52	2 BEDROOMS	2 BATH.	B	
11	GROUND	11	64,52	16,20	80,72	2 BEDROOMS	2 BATH.	B	
12	GROUND	12	42,33	10,55	52,88	1 BEDROOM	1 BATH.	A	
13	GROUND	13	61,28	15,35	76,63	2 BEDROOMS	2 BATH.	B	
14	GROUND	14	42,19	10,55	52,74	1 BEDROOM	1 BATH.	A	
15	GROUND	15	89,88	37,40	127,28	2 BEDROOMS	2 BATH.	C	
16	GROUND	16	42,17	10,55	52,72	1 BEDROOM	1 BATH.	A	
17	GROUND	17	61,28	15,05	76,33	2 BEDROOMS	2 BATH.	B	
18	GROUND	18	42,33	10,25	52,58	1 BEDROOM	1 BATH.	A	
19	GROUND	19	64,52	16,15	80,67	2 BEDROOMS	2 BATH.	B	
20	GROUND	20	64,52	15,95	80,47	2 BEDROOMS	2 BATH.	B	
21	FIRST	1	46,04	14,50	60,54	1 BEDROOM	1 BATH.	A	
22	FIRST	2	57,56	13,35	70,91	2 BEDROOMS	2 BATH.	D	
23	FIRST	3	42,13	12,80	54,93	1 BEDROOM	1 BATH.	A	
24	FIRST	4	61,30	12,30	73,60	2 BEDROOMS	2 BATH.	B	
25	FIRST	5	42,34	12,40	54,74	1 BEDROOM	1 BATH.	A	
26	FIRST	6	58,53	13,20	71,73	2 BEDROOMS	1 BATH.	C	
27	FIRST	7	57,85	13,20	71,05	2 BEDROOMS	1 BATH.	C	
28	FIRST	8	42,36	12,40	54,76	1 BEDROOM	1 BATH.	A	
29	FIRST	9	61,39	12,30	73,69	2 BEDROOMS	2 BATH.	B	
30	FIRST	10	42,87	13,30	56,17	1 BEDROOM	1 BATH.	A	
31	FIRST	11	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
32	FIRST	12	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
33	FIRST	13	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
34	FIRST	14	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
35	FIRST	15	43,20	12,30	55,50	1 BEDROOM	1 BATH.	A	
36	FIRST	16	94,64	40,30	134,94	3 BEDROOMS	3 BATH.	D	
37	FIRST	17	42,17	12,30	54,47	1 BEDROOM	1 BATH.	A	
38	FIRST	18	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
39	FIRST	19	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
40	FIRST	20	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
41	FIRST	21	64,52	13,25	77,77	3 BEDROOMS	3 BATH.	B	

Area table. Apartments

APARTMENTS AREA TABLE

Nº	FLOOR	APARTMENT	BUILT-UP AREA (m2)	TERRACE AREA (m2)	TOTAL AREA (m2)	NO. BEDROOMS	NO. BATHROOMS	APARTMENT TYPOLOGY	SELLING PRICE
42	SECOND	1	46,04	14,50	60,54	1 BEDROOM	1 BATH.	A	
43	SECOND	2	57,56	13,35	70,91	2 BEDROOMS	2 BATH.	D	
44	SECOND	3	42,13	12,80	54,93	1 BEDROOM	1 BATH.	A	
45	SECOND	4	61,30	12,30	73,60	2 BEDROOMS	2 BATH.	B	
46	SECOND	5	42,34	12,40	54,74	1 BEDROOM	1 BATH.	A	
47	SECOND	6	59,04	13,20	72,24	2 BEDROOMS	1 BATH.	C	
48	SECOND	7	59,07	13,20	72,27	2 BEDROOMS	1 BATH.	C	
49	SECOND	8	42,36	12,40	54,76	1 BEDROOM	1 BATH.	A	
50	SECOND	9	61,39	12,30	73,69	2 BEDROOMS	2 BATH.	B	
51	SECOND	10	42,87	13,30	56,17	1 BEDROOM	1 BATH.	A	
52	SECOND	11	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
53	SECOND	12	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
54	SECOND	13	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
55	SECOND	14	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
56	SECOND	15	65,90	33,95	99,85	2 BEDROOMS	2 BATH.	B	
57	SECOND	16	97,26	35,60	132,86	3 BEDROOMS	2 BATH.	D	
58	SECOND	17	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
59	SECOND	18	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
60	SECOND	19	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
61	SECOND	20	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
62	ATTIC/DUPLEX	1	90,88	47,45	138,33	2 BEDROOMS	2 BATH.	DUPLEX	
63	ATTIC/DUPLEX	2	79,43	45,75	125,18	2 BEDROOMS	2 BATH.	DUPLEX	
64	ATTIC/DUPLEX	3	79,93	44,20	124,13	2 BEDROOMS	2 BATH.	DUPLEX	
65	ATTIC/DUPLEX	4	95,06	65,30	160,36	2 BEDROOMS	2 BATH.	DUPLEX	
66	ATTIC	5	42,36	12,40	54,76	1 BEDROOM	1 BATH.	A	
67	ATTIC/DUPLEX	6	95,36	73,80	169,16	2 BEDROOMS	2 BATH.	DUPLEX	
68	ATTIC/DUPLEX	7	95,35	73,80	169,15	2 BEDROOMS	2 BATH.	DUPLEX	
69	ATTIC	8	42,34	13,40	55,74	1 BEDROOM	1 BATH.	A	
70	ATTIC/DUPLEX	9	97,82	65,30	163,12	3 BEDROOMS	2 BATH.	DUPLEX	
71	ATTIC/DUPLEX	10	77,89	31,75	109,64	2 BEDROOMS	2 BATH.	DUPLEX	
72	ATTIC	11	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
73	ATTIC	12	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
74	ATTIC	13	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
75	ATTIC	14	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
76	ATTIC/DUPLEX	15	194,71	155,75	350,46	4 BEDROOMS	4 BATH.	DUPLEX	
77	ATTIC	16	61,28	12,45	73,73	2 BEDROOMS	2 BATH.	B	
78	ATTIC	17	42,33	12,45	54,78	1 BEDROOM	1 BATH.	A	
79	ATTIC	18	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	
80	ATTIC	19	64,52	13,25	77,77	2 BEDROOMS	2 BATH.	B	

Ground Floor



TYOLOGY	APARTMENTS	BEDROOMS	BATHROOMS
1	3, 8, 10, 11, 13, 17, 19, 20	2	2
2	1, 2, 4, 7, 9, 12, 14, 16, 18	1	1
3	5, 6	2	1

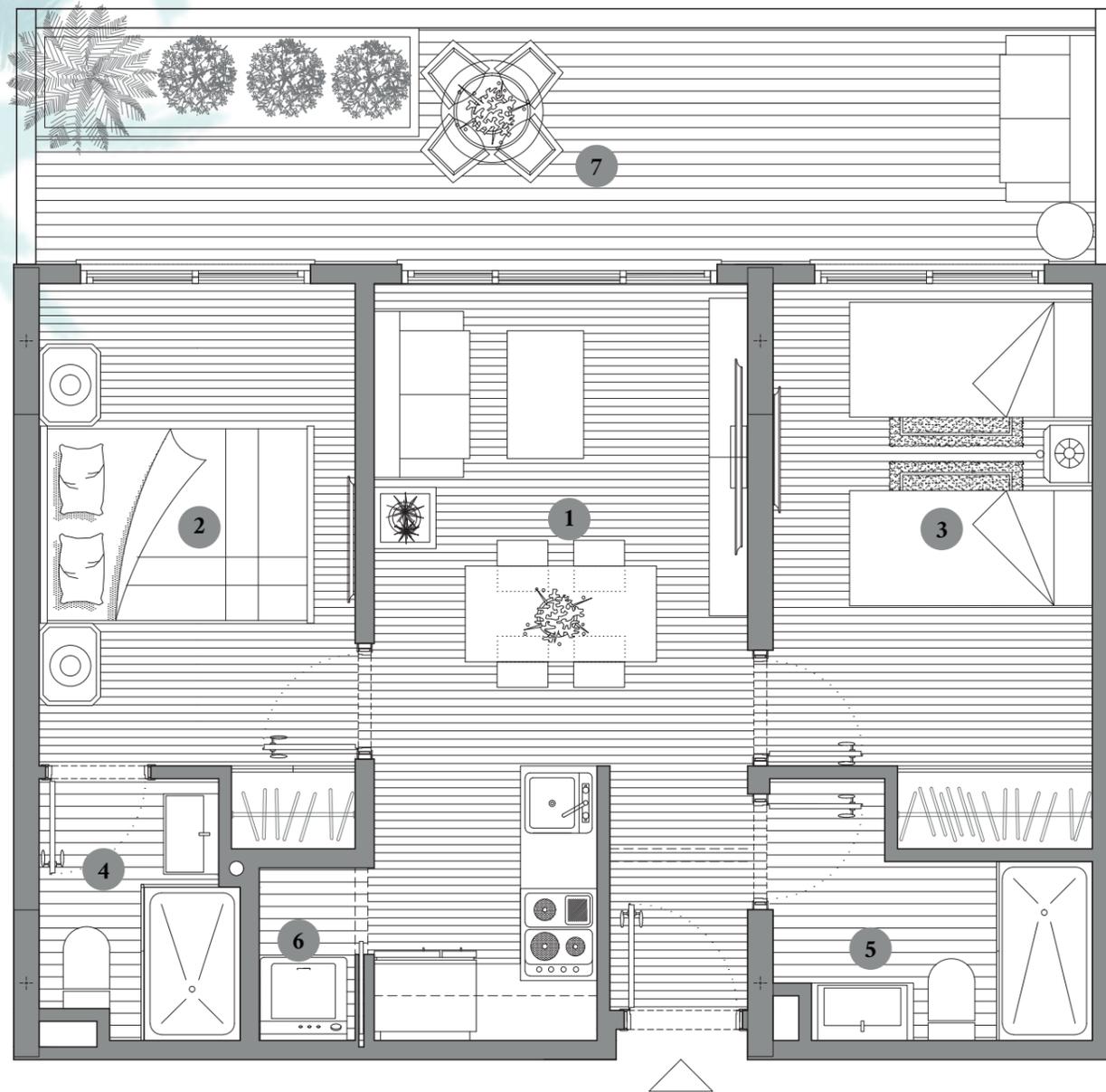
Ground floor

2 Bedrooms

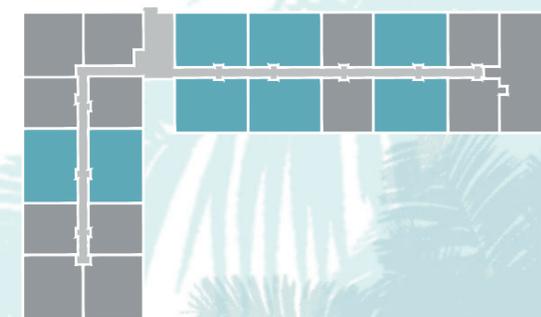
Typology 1 - Apartment 17



Total area **76,33 m²**



- 1 Living room-kitchen-dining room 16,90 m²
- 2 Master bedroom 10,00 m²
- 3 Bedroom 2 11,45 m²
- 4 Bathroom 1 3,00 m²
- 5 Bathroom 2 3,50 m²
- 6 Laundry room 1,00 m²
- 7 Terrace 15,05 m²



SCALE 0 0.5 1 1.5 2 2.5

This document is for informational purposes and may vary due to technical requirements. All the furniture, including kitchen, is merely informative. The surfaces expressed are approximate, and may be subject to changes for technical reasons in the development of the execution of works.

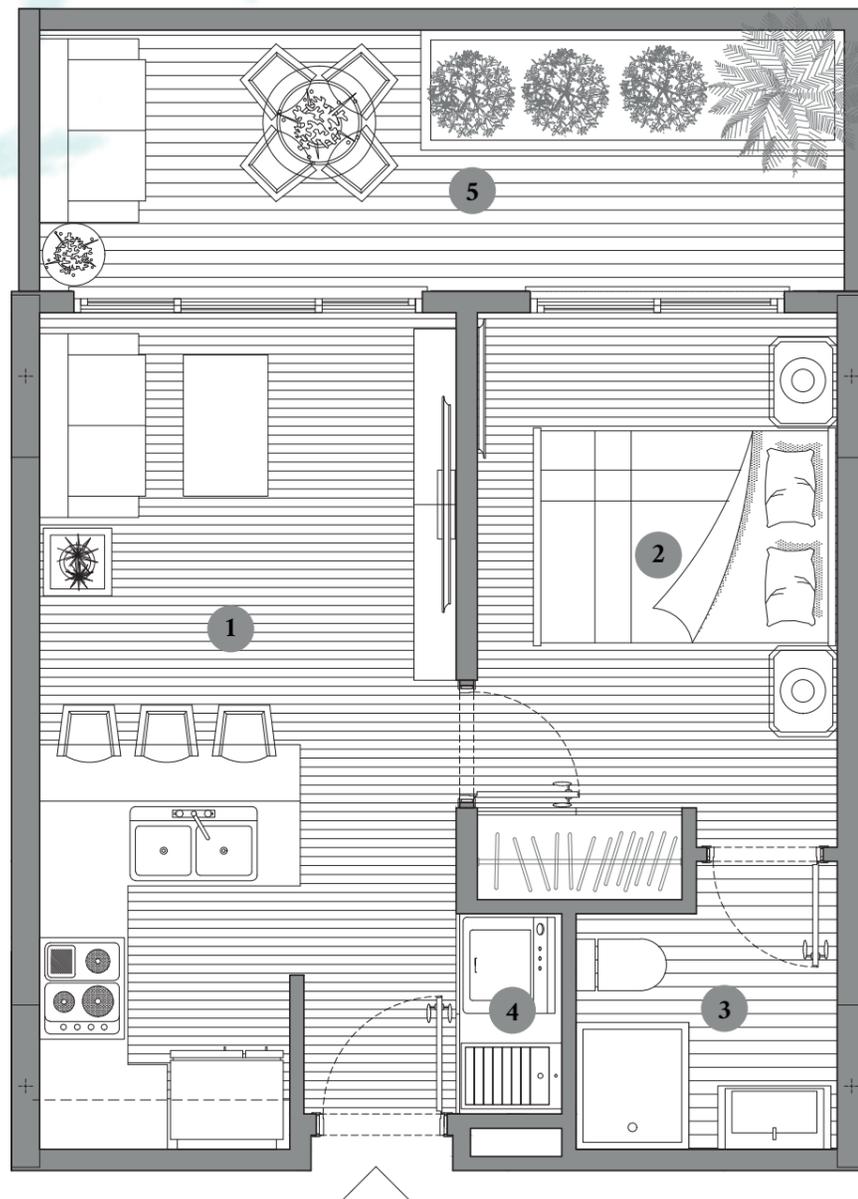
Ground floor

1 Bedroom

Typology 2 - Apartment 18

1  1 

Total area **52,58 m²**



- 1 Living room-kitchen-dining room 17,05 m²
- 2 Master bedroom 10,15 m²
- 3 Bathroom 3,45 m²
- 4 Laundry room 1,00 m²
- 5 Terrace 10,25 m²



SCALE 0 0.5 1 1.5 2 2.5

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Ground floor

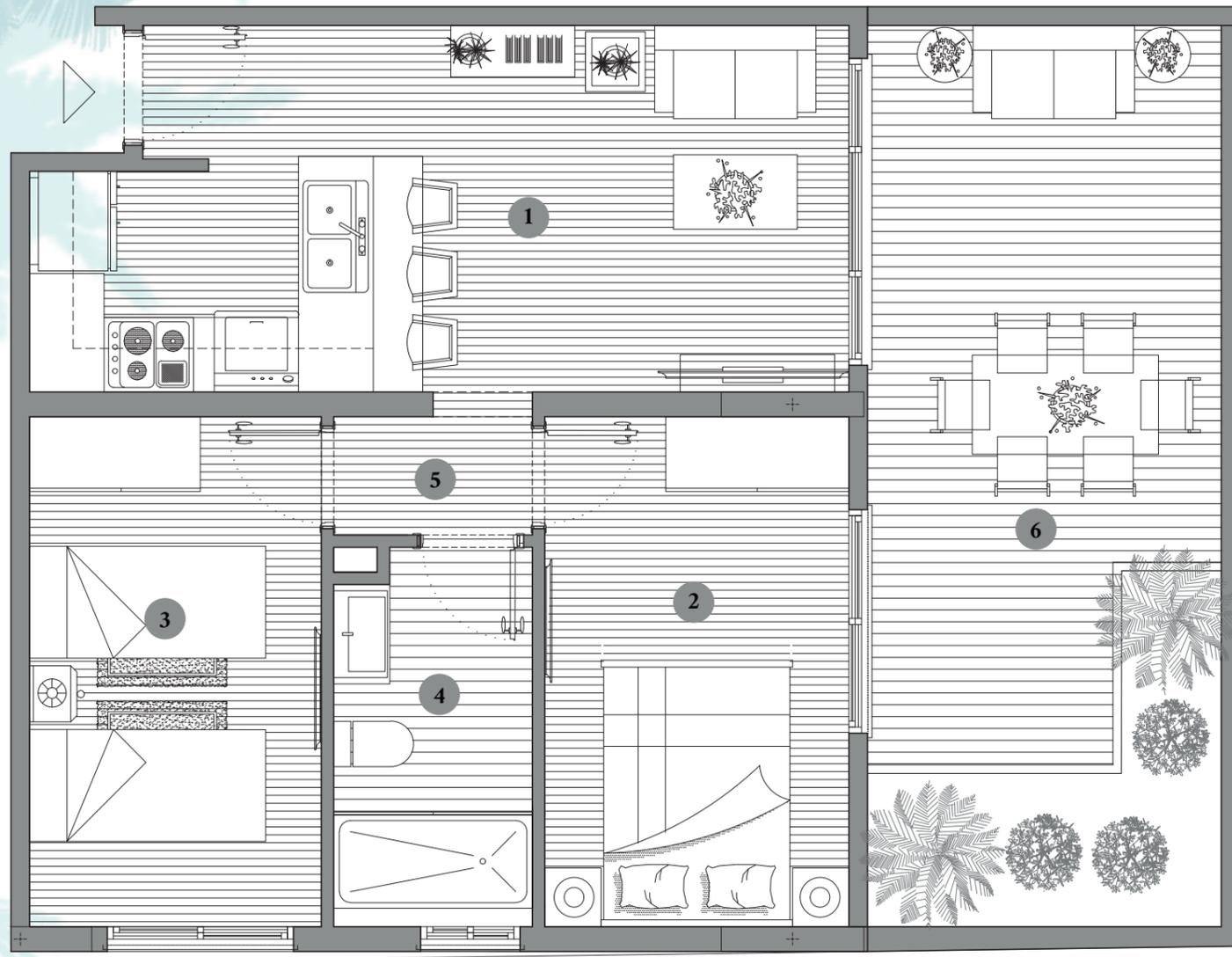
2 Bedrooms

Typology 3 - Apartment 6

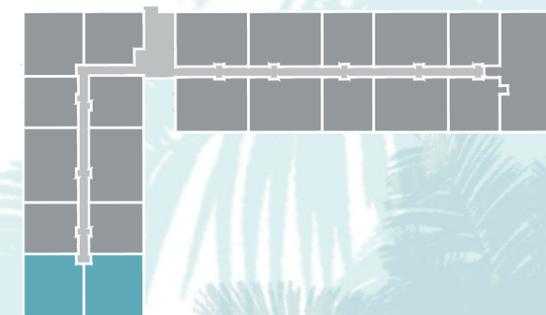


2 1

Total area **79,72 m²**



- 1 Living room-kitchen-dining room 18,35 m²
- 2 Master bedroom 10,05 m²
- 3 Bedroom 9,65 m²
- 4 Bathroom 4,75 m²
- 5 Hall 1,50 m²
- 6 Terrace 20,65 m²



SCALE 0 0.5 1 1.5 2 2.5

First Floor



	TYOLOGY	APARTMENTS	BEDROOMS	BATHROOMS
	1	4, 9, 11, 12, 14, 18, 20, 21	2	2
	2	1, 3, 5, 8, 10, 13, 15, 17, 19	1	1
	3	6, 7	2	1

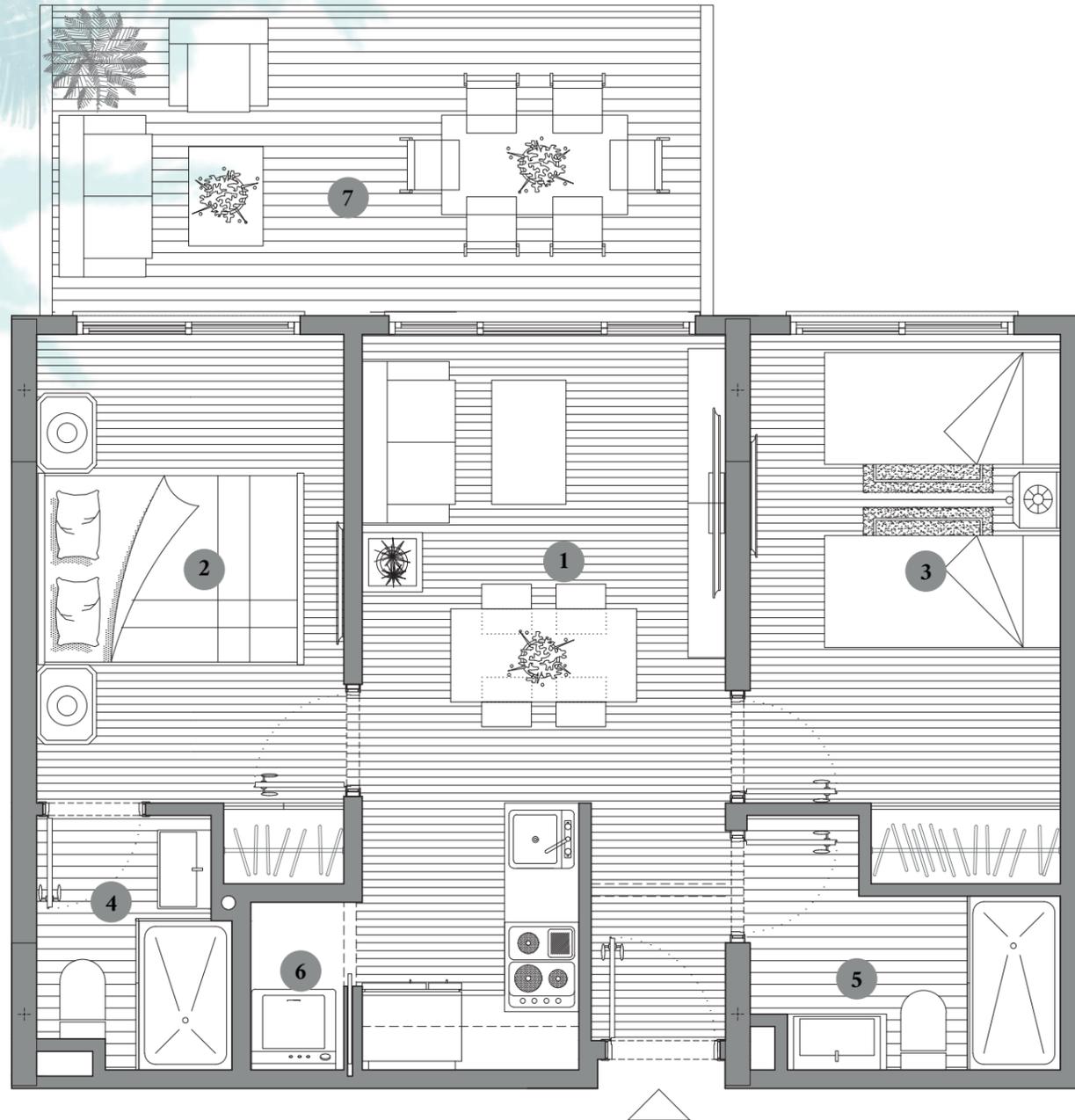
First floor

2 Bedrooms

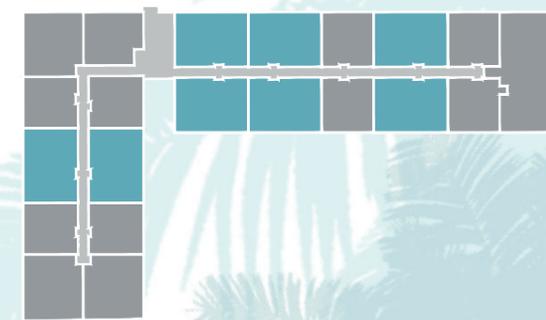
Typology 1 - Apartment 18



Total area **73,73 m²**



- 1 Living room-kitchen-dining room 16,90 m²
- 2 Master bedroom 10,00 m²
- 3 Bedroom 2 10,40 m²
- 4 Bathroom 1 2,95 m²
- 5 Bathroom 2 3,95 m²
- 6 Laundry room 1,15 m²
- 7 Terrace 12,45 m²



SCALE 0 0.5 1 1.5 2 2.5

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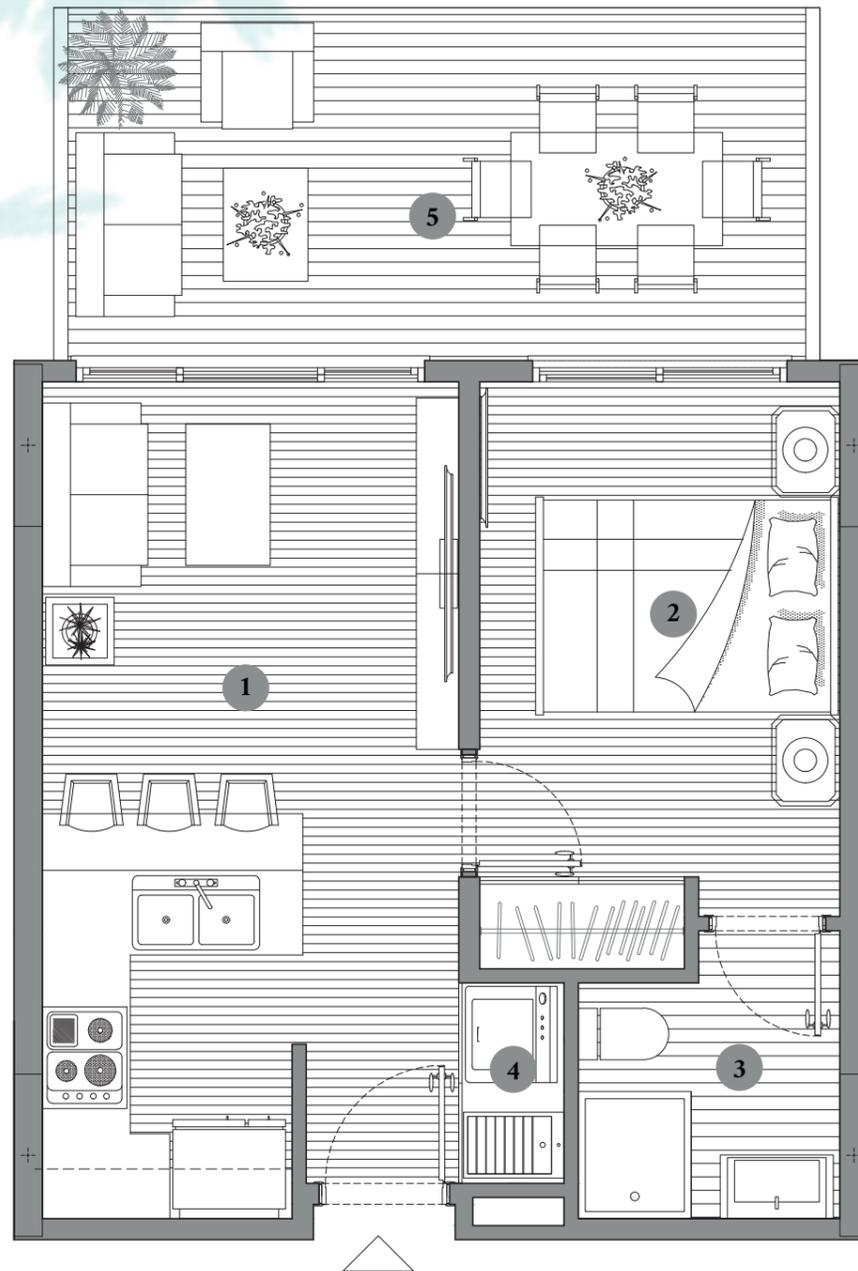
First floor

1 Bedroom

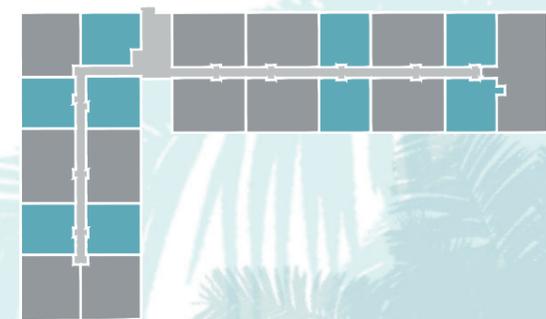
Typology 2 - Apartment 19

1  1 

Total area **54,78 m²**



1	Living room-kitchen-dining room	17,05 m ²
2	Master bedroom	10,15 m ²
3	Bathroom	3,45 m ²
4	Laundry room	1,15 m ²
5	Terrace	12,45 m ²



SCALE 0 0.5 1 1.5 2 2.5

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First floor

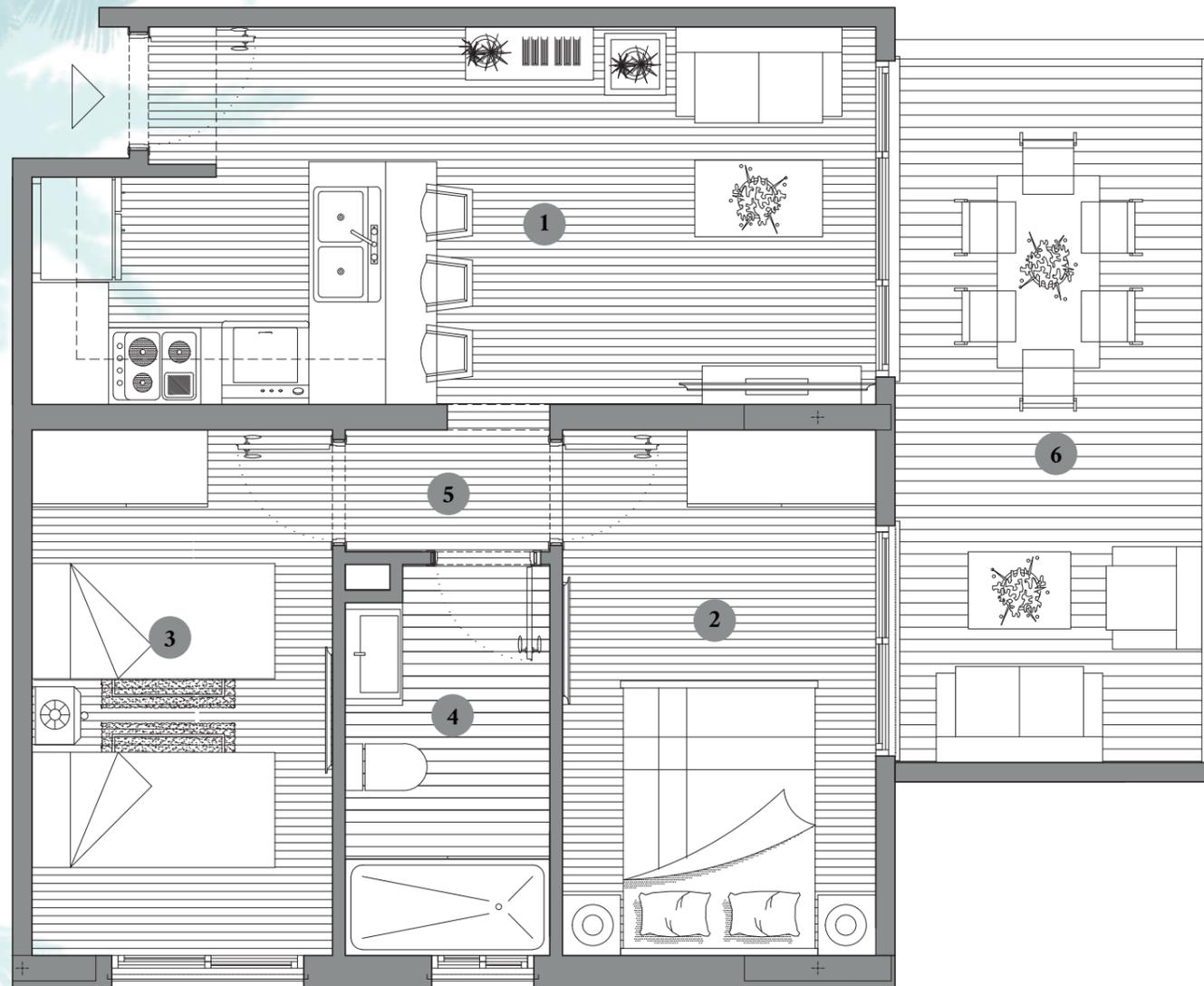
2 Bedrooms

Typology 3 - Apartment 7

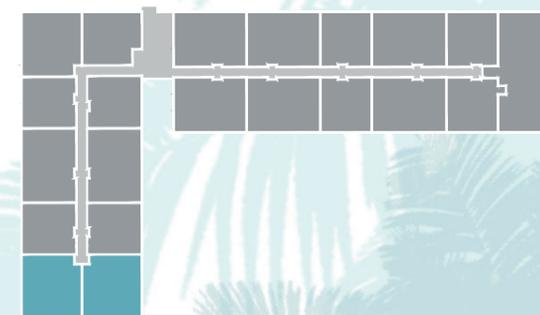


2 1

Total area **71,05 m²**



- 1 Living room-kitchen-dining room 18,35 m²
- 2 Master bedroom 10,05 m²
- 3 Bedroom 9,65 m²
- 4 Bathroom 4,75 m²
- 5 Hall 1,50 m²
- 6 Terrace 13,20 m²



SCALE 0 0.5 1 1.5 2 2.5

Second Floor



	TYOLOGY	APARTMENTS	BEDROOMS	BATHROOMS
	1	4, 9, 11, 12, 14, 17, 19, 20	2	2
	2	1, 3, 5, 8, 10, 13, 18	1	1
	3	6, 7	2	1

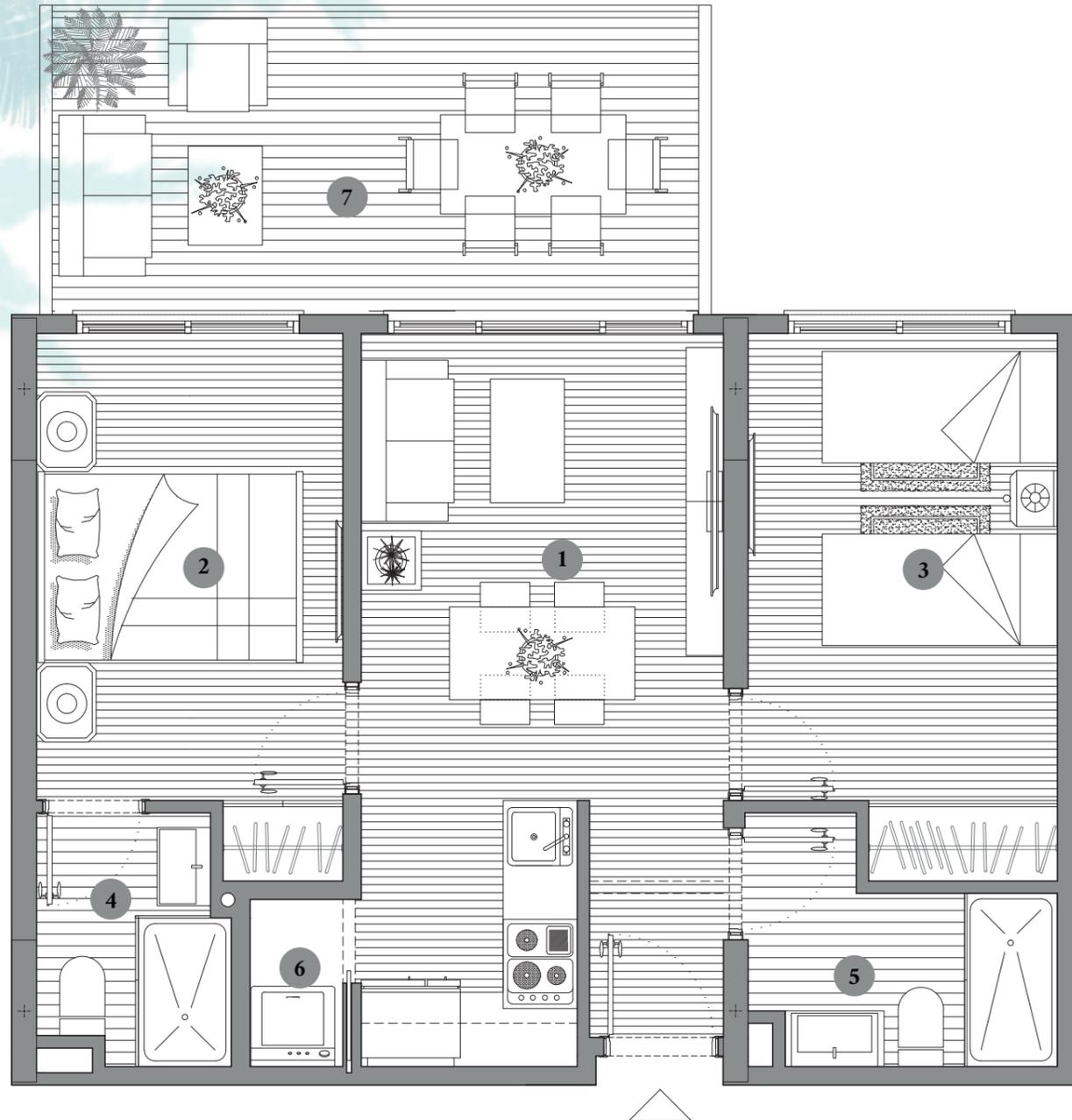
Second floor

2 Bedrooms

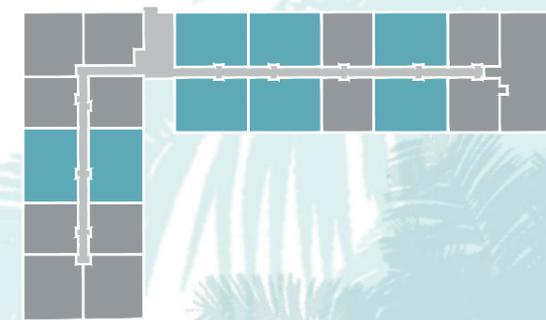
Typology 1 - Apartment 17



Total area **73,73 m²**



- 1 Living room-kitchen-dining room 16,90 m²
- 2 Master bedroom 10,00 m²
- 3 Bedroom 2 10,40 m²
- 4 Bathroom 1 2,95 m²
- 5 Bathroom 2 3,95 m²
- 6 Laundry room 1,15 m²
- 7 Terrace 12,45 m²



SCALE 0 0.5 1 1.5 2 2.5

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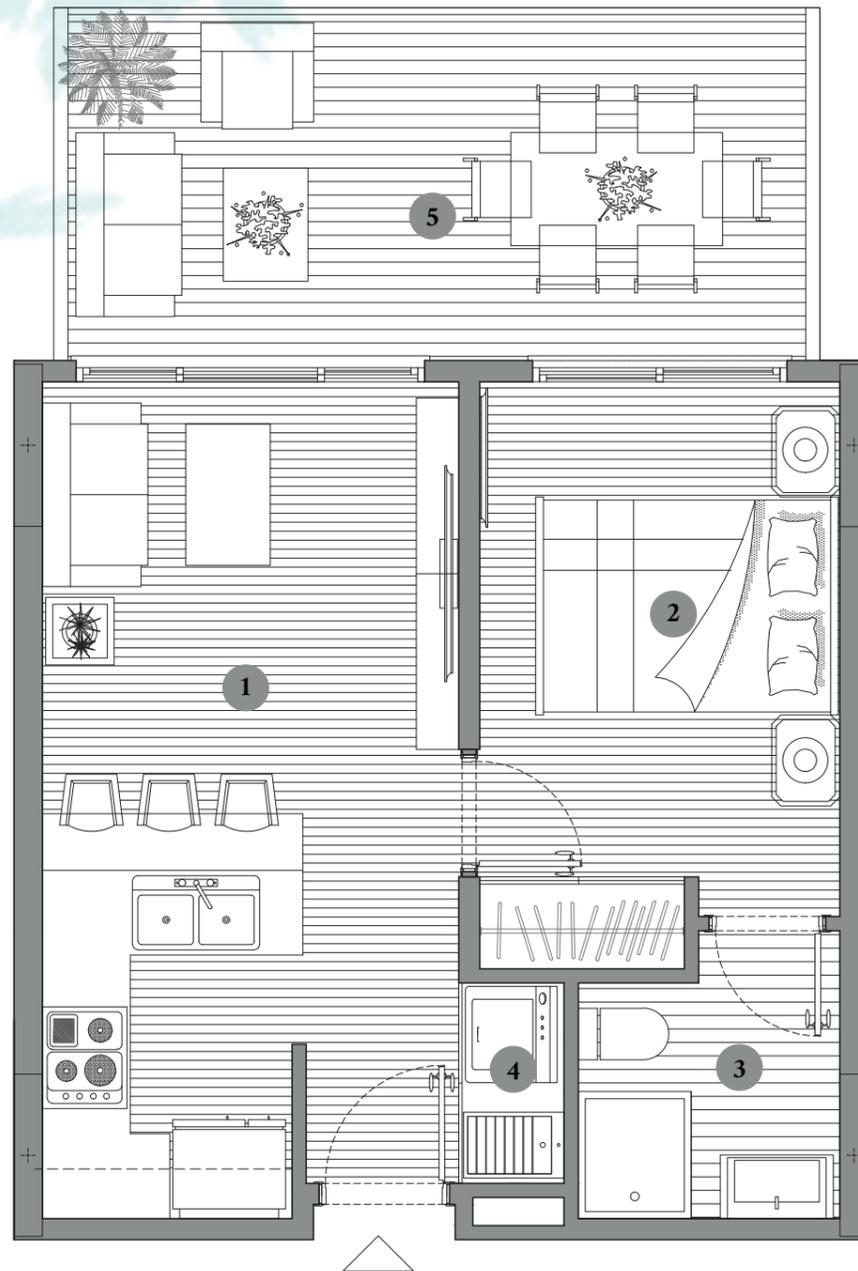
Second floor

1 Bedroom

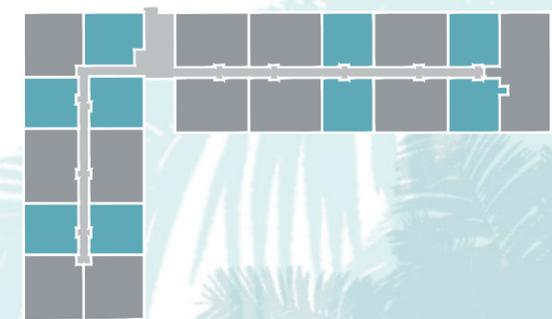
Typology 2 - Apartment 18

1  1 

Total area **54,78 m²**



- 1 Living room-kitchen-dining room 17,05 m²
- 2 Master bedroom 10,15 m²
- 3 Bathroom 3,45 m²
- 4 Laundry room 1,15 m²
- 5 Terrace 12,45 m²



SCALE 0 0.5 1 1.5 2 2.5

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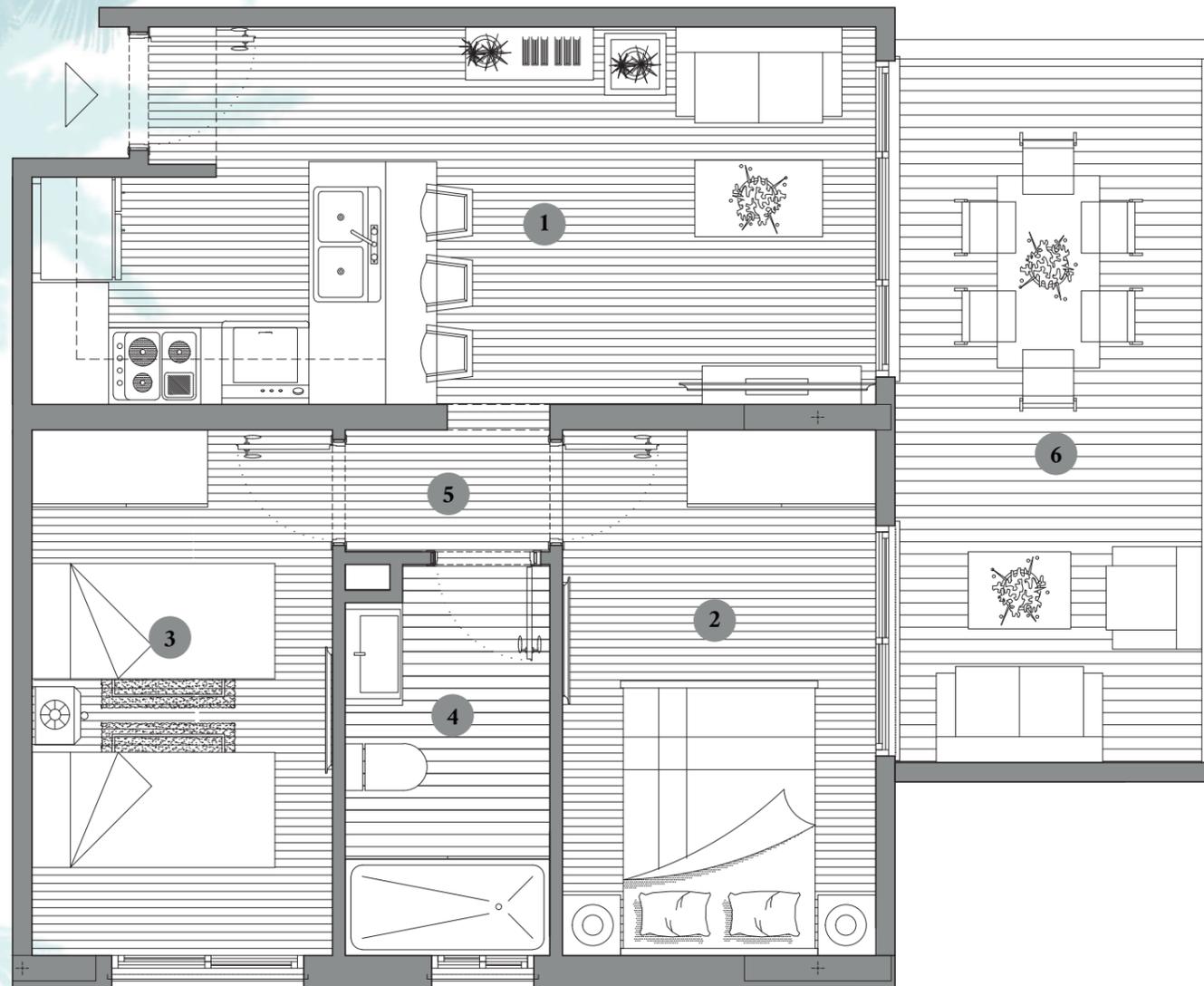
Second floor

2 Bedrooms

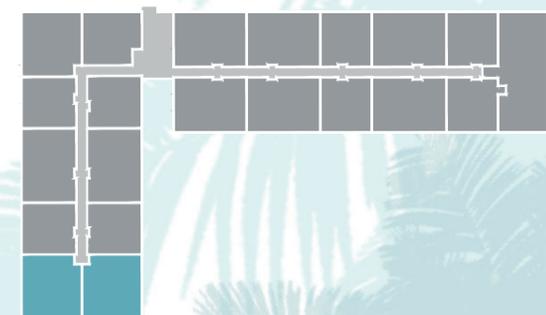
Typology 3 - Apartment 7



Total area **72,27 m²**



- 1 Living room-kitchen-dining room 18,35 m²
- 2 Master bedroom 10,05 m²
- 3 Bathroom 2 9,65 m²
- 4 Bathroom 4,75 m²
- 5 Hall 1,50 m²
- 6 Terrace 13,20 m²



SCALE 0 0.5 1 1.5 2 2.5

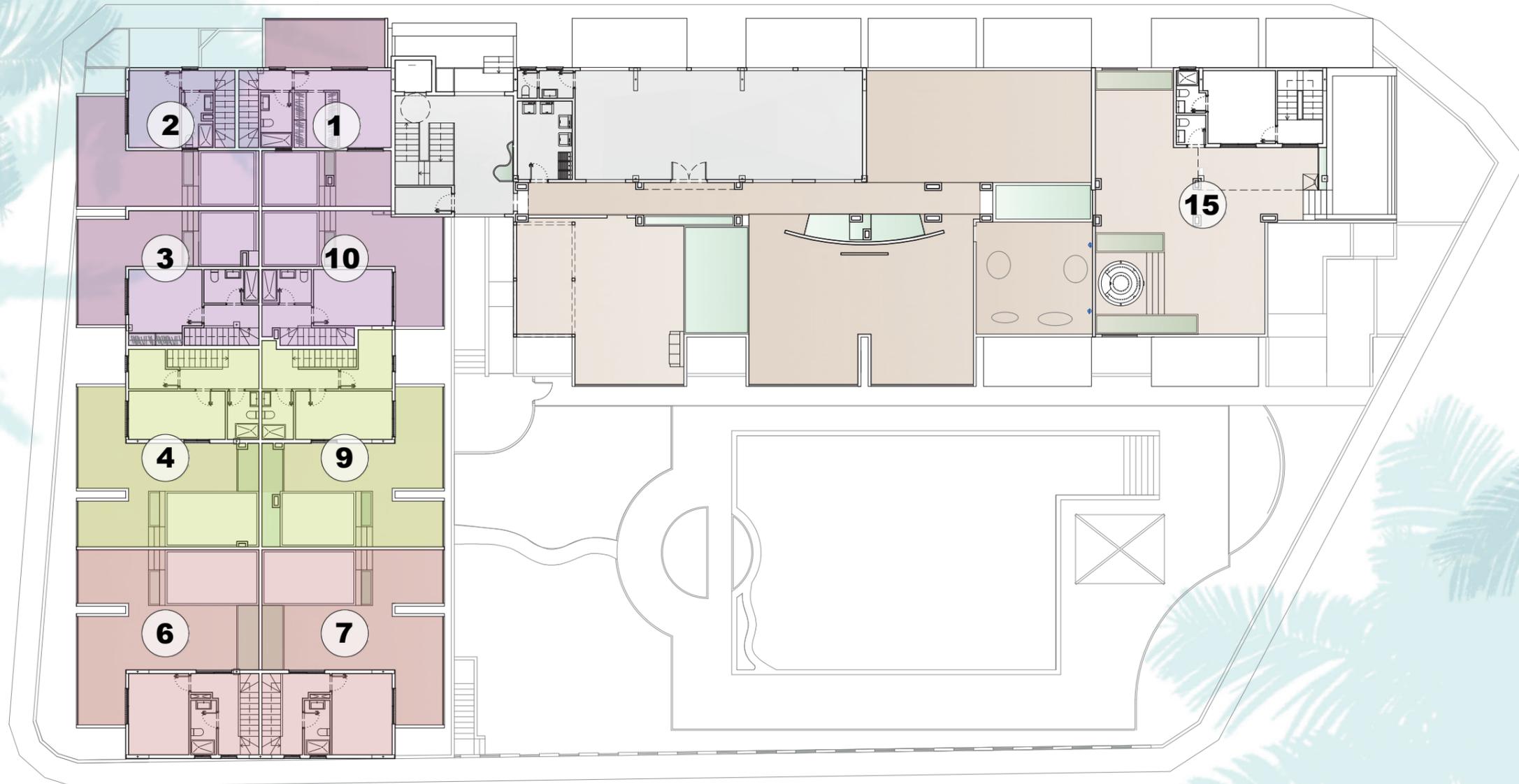
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Attic Floor



	TYOLOGY	APARTMENTS	BEDROOMS	BATHROOMS
	1	11, 12, 14, 16, 18, 19	2	2
	2	5, 8, 13, 17	1	1
	3	6, 7	2	2
	4	4, 9	2	2
	5	1, 2, 3, 10	2	2

Terrace Floor



	TYOLOGY	APARTMENTS	BEDROOMS	BATHROOMS
	3	6, 7	2	2
	4	4, 9	2	2
	5	1, 2, 3, 10	2	2

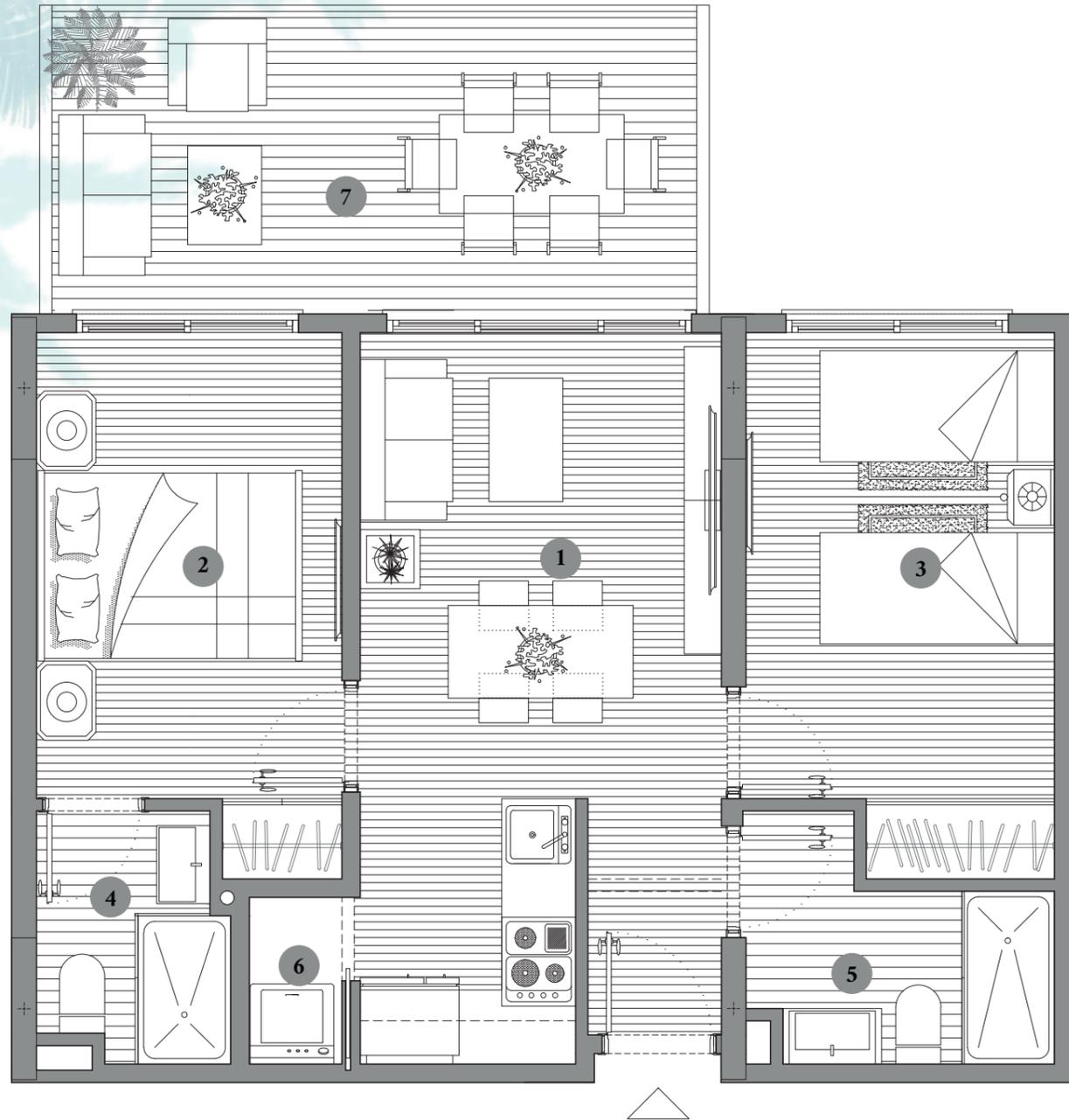
Attic floor

2 Bedrooms

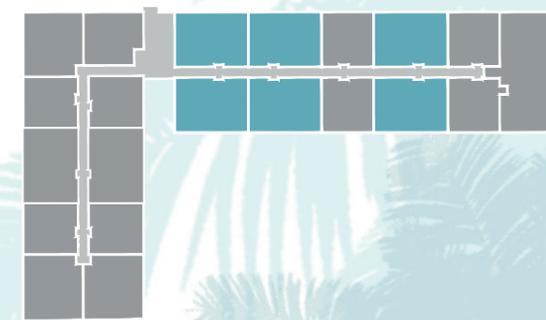
Typology 1 - Apartment 16



Total area **73,73 m²**



- 1 Living room-kitchen-dining room 16,90 m²
- 2 Master bedroom 10,00 m²
- 3 Bedroom 2 10,40 m²
- 4 Bathroom 1 2,95 m²
- 5 Bathroom 2 3,95 m²
- 6 Laundry room 1,15 m²
- 7 Terrace 12,45 m²



SCALE 0 0.5 1 1.5 2 2.5

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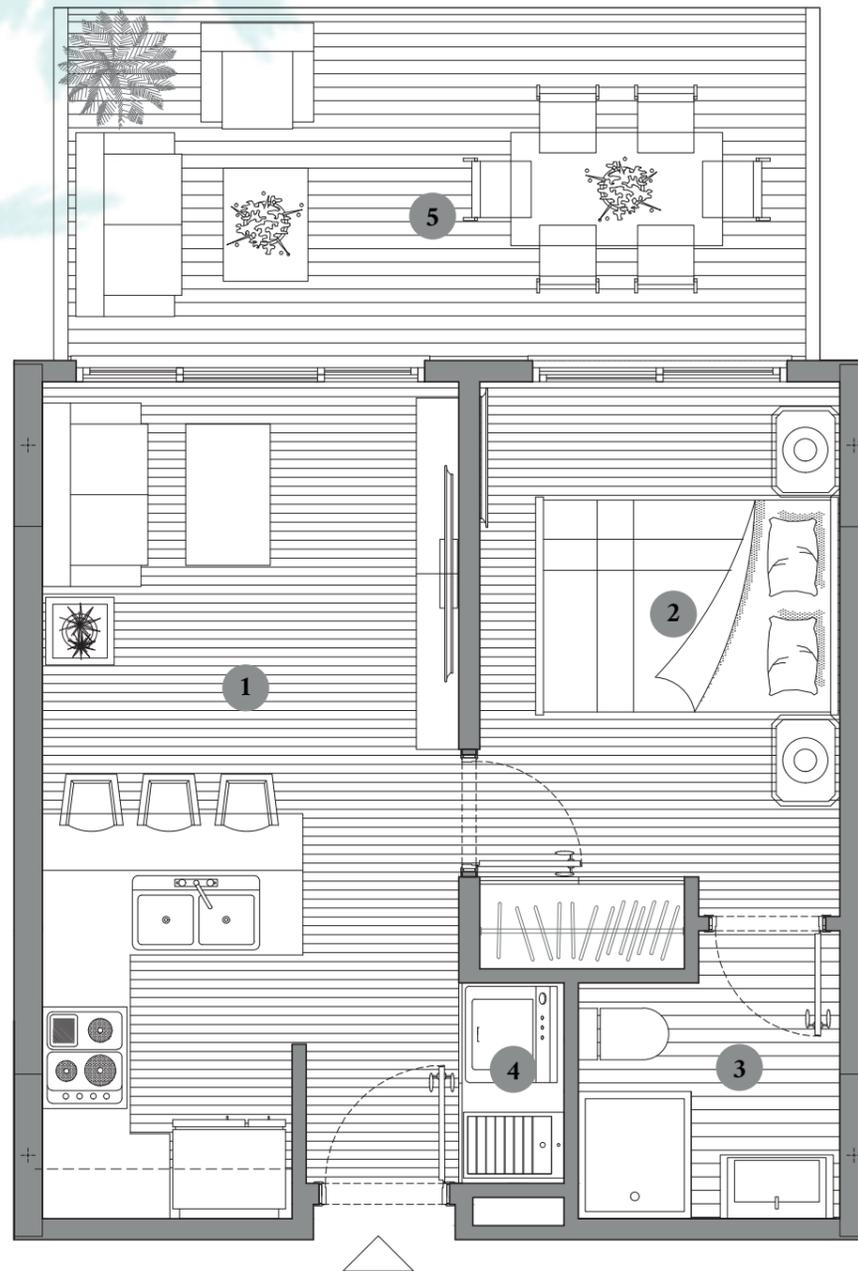
Attic floor

1 Bedroom

Typology 2 - Apartment 17

1  1 

Total area **54,78 m²**



1	Living room-kitchen-dining room	17,05 m ²
2	Master bedroom	10,15 m ²
3	Bathroom	3,45 m ²
4	Laundry room	1,15 m ²
5	Terrace	12,45 m ²



SCALE 0 0.5 1 1.5 2 2.5

This document is for informational purposes and may vary due to technical requirements. All the furniture, including kitchen, is merely informative. The surfaces expressed are approximate, and may be subject to changes for technical reasons in the development of the execution of works.

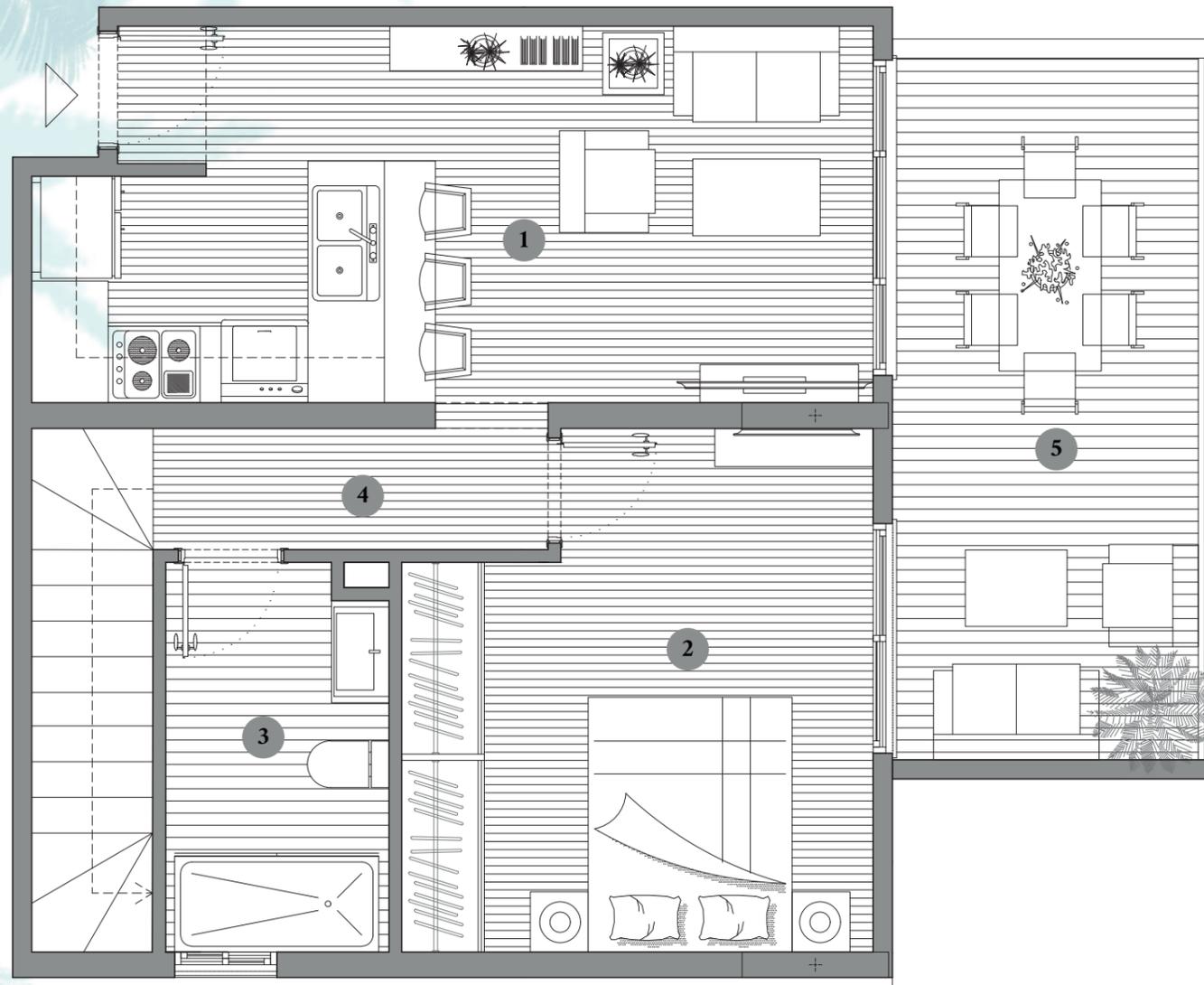
Attic floor

2 Bedrooms

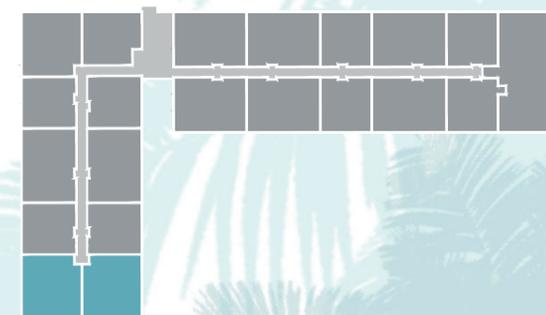
Typology 3 - Apartment 7



Total area **169,15 m²**



- 1 Living room-kitchen-dining room 18,35 m²
- 2 Bedroom 13,85 m²
- 3 Bathroom 5,20 m²
- 4 Hall 2,95 m²
- 5 Terrace 13,20 m²



SCALE 0 0.5 1 1.5 2 2.5

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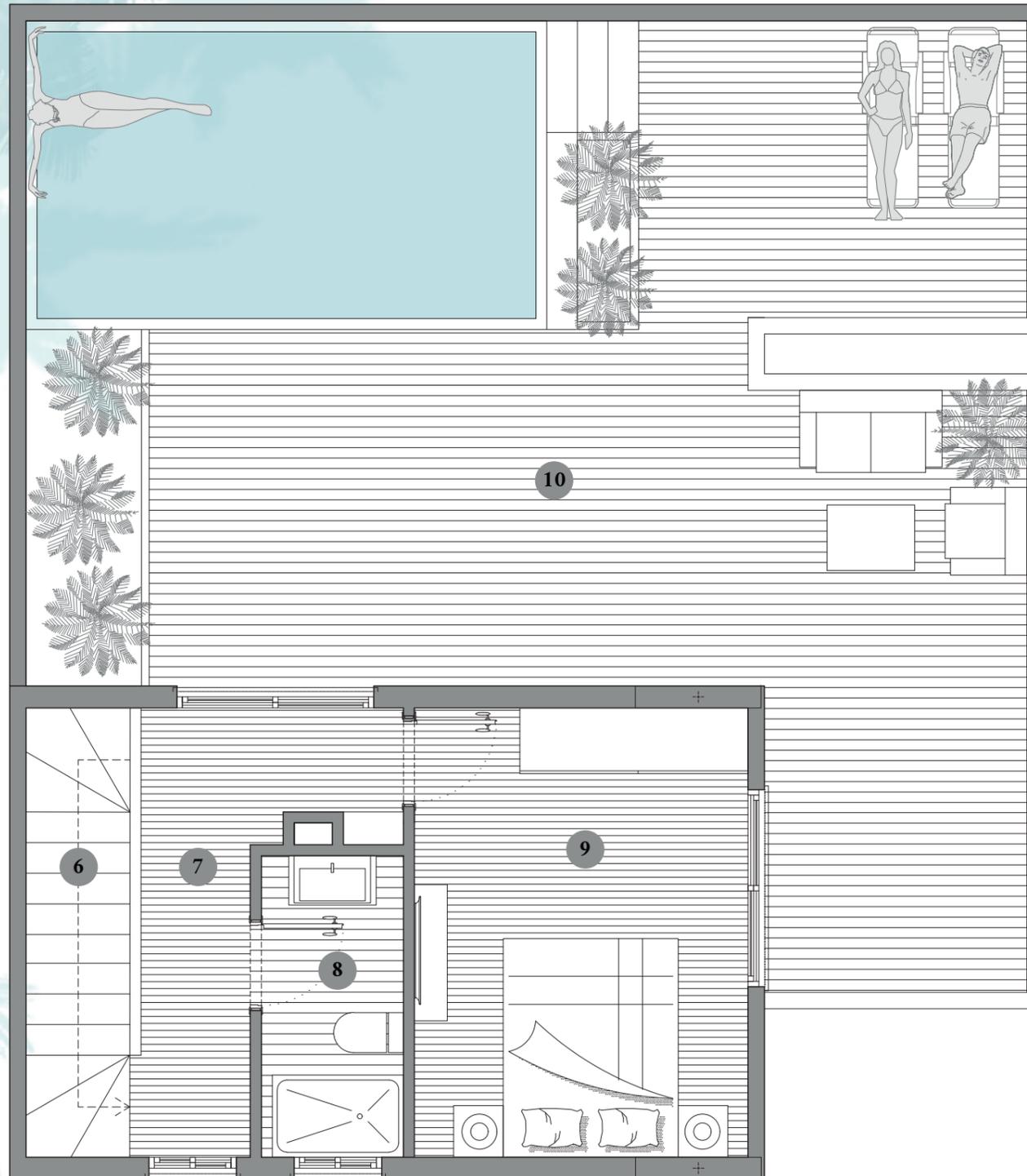
Terrace floor

2 Bedrooms

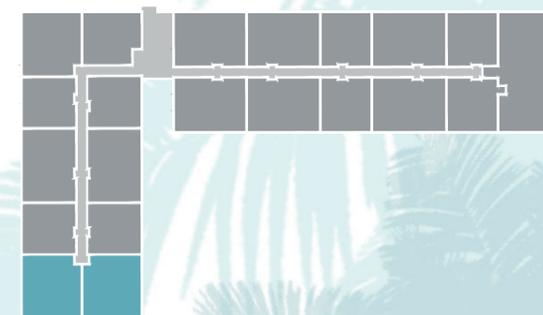
Typology 3 - Apartment 7



Total area **169,15 m²**



6	Stairs	3,85 m ²
7	Hall	5,75 m ²
8	Bathroom	3,60 m ²
9	Bedroom	12,50 m ²
10	Terrace	60,60 m ²



SCALE 0 0.5 1 1.5 2 2.5

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Attic floor

3 Bedrooms

Typology 4 - Apartment 9



3 2

Total area **163,12 m²**



- 1 Living room-kitchen-dining room 23,20 m²
- 2 Bedroom 1 10,45 m²
- 3 Bathroom 3,95 m²
- 4 Terrace 12,30 m²



SCALE 0 0.5 1 1.5 2 2.5

This document is for informational purposes and may vary due to technical requirements. All the furniture, including kitchen, is merely informative. The surfaces expressed are approximate, and may be subject to changes for technical reasons in the development of the execution of works.

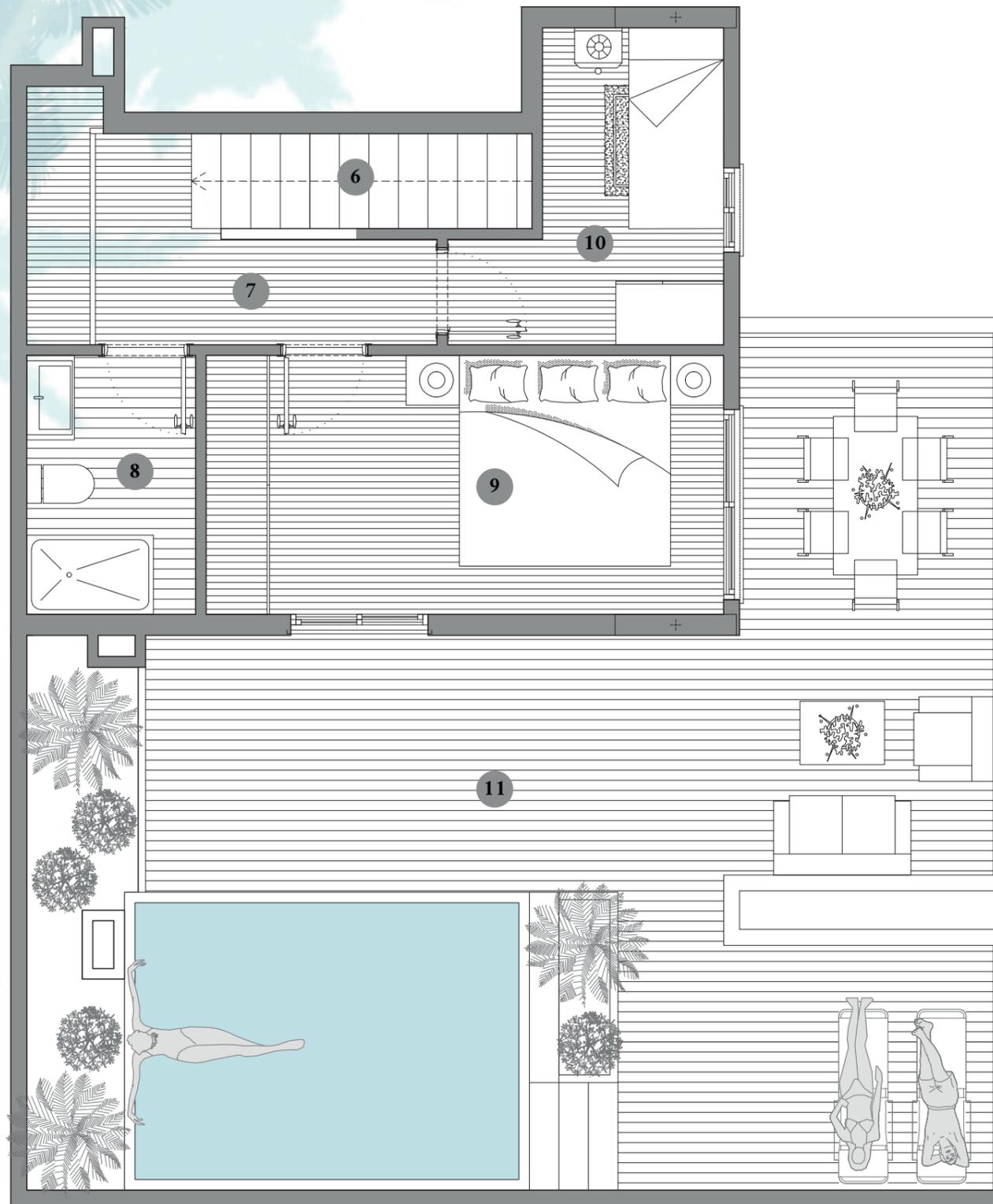
Terrace floor

Typology 4 - Apartment 9

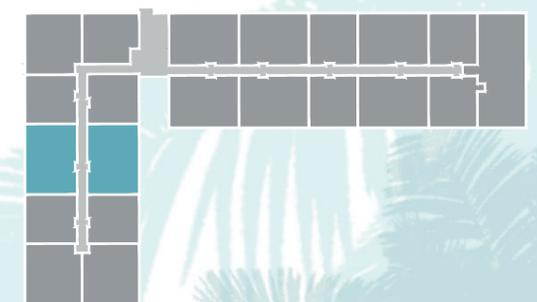
3 Bedrooms

3  2 

Total area **163,12 m²**



6	Stairs	3,85 m ²
7	Hall	5,75 m ²
8	Bathroom	3,60 m ²
9	Bedroom 2	12,00 m ²
10	Bedroom 3	6,05 m ²
11	Terrace	53,00 m ²



SCALE 0 0.5 1 1.5 2 2.5

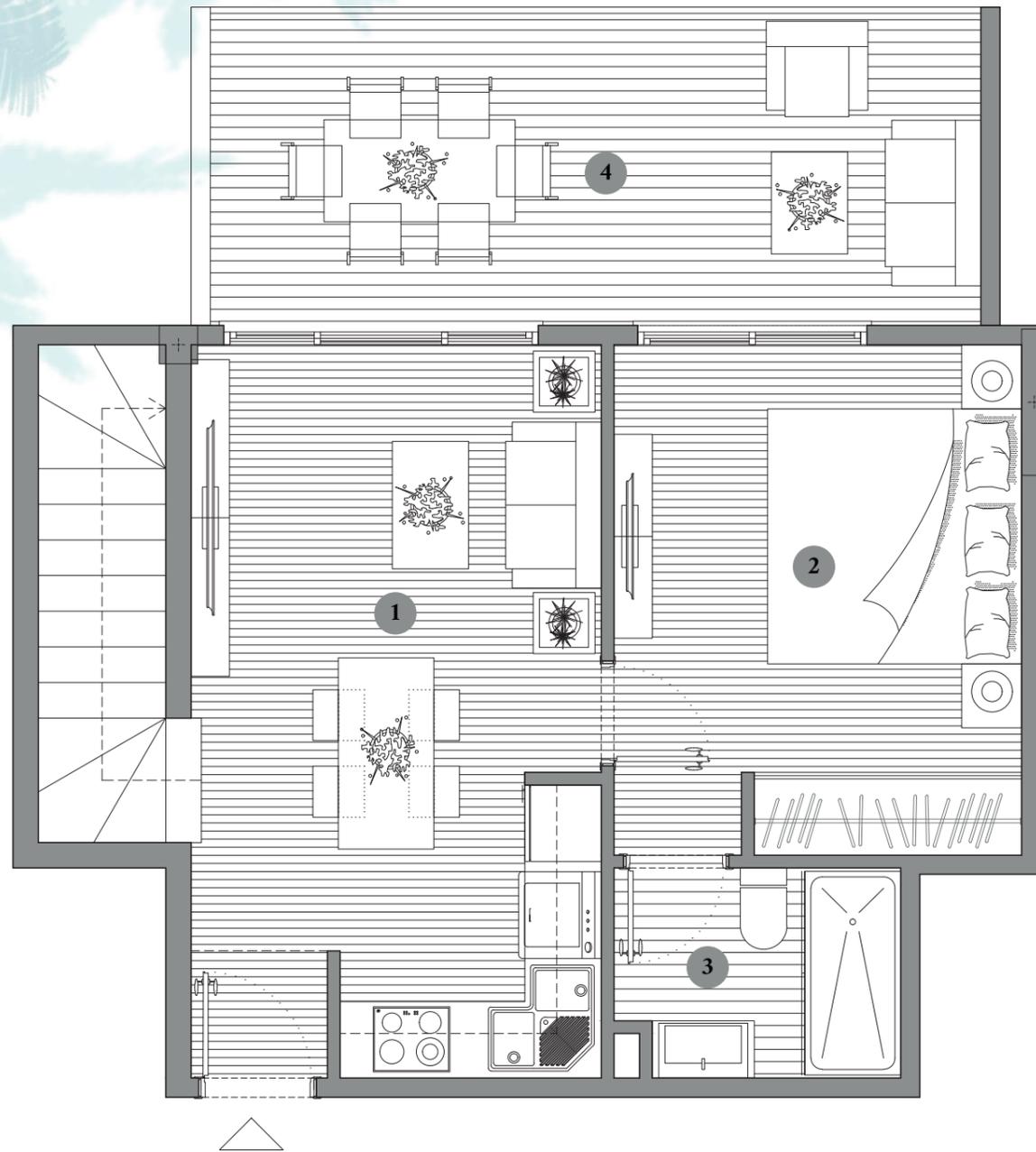
Attic floor

2 Bedrooms

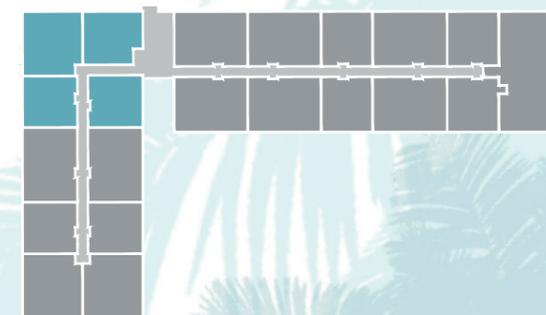
Typology 5 - Apartment 1



Total area **138,33 m²**



- 1 Living room-kitchen-dining room 18,45 m²
- 2 Bedroom 12,75 m²
- 3 Bathroom 3,60 m²
- 4 Terrace 14,50 m²



SCALE 0 0.5 1 1.5 2 2.5

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Terrace floor

Typology 5 - Apartment 1

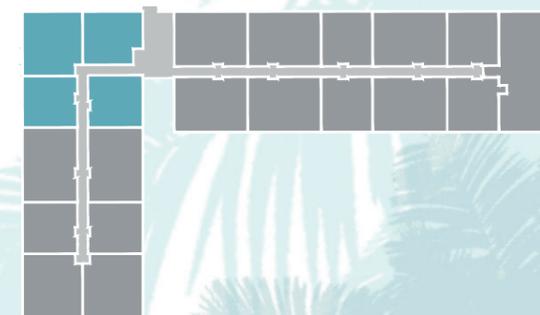
2 Bedrooms

2  2 

Total area **138,33 m²**



6	Stairs	4,10 m ²
7	Hall	1,70 m ²
8	Bathroom	4,50 m ²
9	Bedroom	12,55 m ²
10	Dressing room	6,15 m ²
11	Terrace	A = 14,50 m ² B = 18,45 m ²



SCALE 0 0.5 1 1.5 2 2.5

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2 Bedrooms



1 Bedroom



Qualities



Structure, Masonry and Exterior Enclosure:

- Reinforced concrete structure (foundations, columns, load-bearing walls, perimeter bands, slabs).
- Walls in 8 "industrial concrete blocks, in exterior enclosures.
- Exterior aluminum railings and hardware (corrosion resistant).
- Common hallway floors lined with first-rate coral stone.
- Terrace enclosures with slab brisoleils, in each apartment.
- Coating of exterior walls in mortar and finished with a fine waterproof mortar, superior matte paint.
- The entire structure will be carried out in accordance with current regulations.

- The control and tests of the structures and concrete will be carried out by specialized and approved laboratories. Reinforced concrete foundations and structures designed for earthquakes and hurricanes.
- The structural project will be carried out by a registered engineer
- A geotechnical study of the subsoil will be carried out.
- The interior masonry will be carried out with 6 "and 4" concrete blocks, finished with masked tile and fine mortar prepared for painting in areas not covered with ceramic. 6 "and 4" concrete, finished with tile mortar and fine mortar prepared for painting on non-ceramic coated areas
- For exteriors according to design, they will have areas covered with natural stone such as Coralina or similar from the country.

Apartment building materials:

- Floors in the living room, kitchen and bedrooms, it has been chosen to lay large-format porcelain stoneware floors imported from Europe, in ivory cream or similar.
- Coating of interior walls in pañete and superior matte paint.
- First-rate large-format porcelain stoneware cladding on bathroom floors and walls.
- Equipped bathrooms (accessories, mirrors, lights, etc.)
- Ceilings in kitchen and bathrooms.
- First-class European porcelain floors in kitchen and laundry area.
- Kitchen tops in granite "blue pearl"
- Bticino brand outlets and switches or similar.
- First European quality sanitary ware.

Qualities



Exterior and interior carpentry:

- White lacquered aluminum profiles and double-glazed glass.
- Aluminum carpentry in white finish imported from Spain (windows and balcony doors).
- In some cases tilt and turn doors and in other large sliding windows to main terraces.
- Wooden doors in oak imported from Spain and top quality fittings.
- Security lock on the main door. • Passage locks on interior doors.
- Built-in wardrobes according to project.

Furnishing / equipment:

- Modular kitchens imported from Europe lacquered in white.
- Kitchens equipped with refrigerator, gas stove, extractor hood, electric washer and dryer, dishwasher.
- Sinks composed of a well and drainer, with single-handle stainless steel taps imported from Spain.
- Design taps in single-control bathrooms.
- Central air conditioning in living room and bedroom (s) through Split, the outdoor unit will be housed in the space that has been designed for it in the building roof.
- Pre-installation of satellite TV, telephone, intercom and internet.
- Bathroom with accessories and mirrors installed.

False Ceilings:

- Both in the kitchen and in the bathrooms, a false ceiling made of plasterboard, finished in matt plastic paints, will be placed.

Terraces and Balconies:

- Terraces finished in first quality porcelain stoneware.
- Designed without visibility between them.
- All the balcony-terraces are directly connected to the living room-kitchen and almost all the main bedrooms.
- Luminaires according to electrical design in arrival area and terraces.

Qualities



Residential area:

- Single access controlled with barriers and video cameras.
- Wide and multiple pedestrian zones paved and treads in green area.
- Tropical landscaping according to project specifications.
- Pre-assigned parking for apartments.
- Parking for Visitors.
- Spacious central recreational area with large pool and rooftop solarium terraces.
- Ornamental waterfall in pool

- Collection of rainwater and subsequent use for garden irrigation.
- Bathrooms in the pool area.
- Garbage rooms on each floor.

Facilities and comforts:

- Owner Service Office.
- Children's play area on deck.

- Outdoor and Wellness Gym.
- Social area on deck for Grill with Barbecue, wood oven and background music.
- Indoor cinema projection area.
- 24-hour video surveillance, the residential is equipped at the entrance with a booth for the security guard and porter personnel.
- On deck of community laundry room.

Images



North longitudinal elevation view



South longitudinal elevation view



Southeast corner view



Northwest corner view



Aerial view