



PLAYA DEL TORRES

The place to be



Specifications Report



FOUNDATIONS *and structure*

The safety and durability of your home is our priority. The foundation and structure of the building are made of **reinforced concrete**, guaranteeing a strong, solid base. In addition, the entire process will be supervised by an **Independent Technical Control Body**, ensuring that every detail meets the highest quality standards.

ROOF

The flat roofs are **waterproof and with thermal insulation**, offering not only a modern aesthetic, but also **greater energy efficiency**. The terrace and solarium space are



designed for enjoying the outdoor life, with walkable areas such as the chill-out, pool and barbecue, paved with **non-slip** materials for your safety and comfort.

FACADE *and exteriors*

The façade of our building stands out not only for its elegance, but also for its **strength and durability**. We use a **plastered exterior with cement mortar on brick**, painted with materials that ensure a long service life.

In addition, the façade incorporates **continuous thermal insulation using 60 mm thick rock wool**, which keeps your home at a pleasant temperature throughout the year, improving **energy efficiency** and reducing air conditioning costs.

INTERIOR *Carpentry*

White lacquered interior doors combine with an elegant, modern design, while **satin-finished handles in chrome finish** complete a contemporary style. **Security armoured doors**, compliant with current regulations, guarantee protection and peace of mind.

KITCHEN

Your kitchen is a place where functionality and elegance meet. The furniture is complete, with base and wall cupboards, **among which we add a mirror or SPC panel to provide brightness and spaciousness.**

The worktop is made of **compact Silestone or similar material**, ideal for **durability and style**. The stainless steel wash basin with mixer tap and appliances from leading brands such as Bosch or Samsung guarantee quality and reliability in every use. Specifically, your home will be delivered equipped with a ceramic hob, refrigerator, microwave, electric oven and dishwasher, as well as a washer-dryer integrated into the laundry cupboard in the master bathroom.



Likewise, the **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the facade, with **double glazing**.

In addition, the living room – kitchen – dining room – lobby will have a **USB charging dock** to facilitate your connectivity.

AIR CONDITIONING *and ventilation*

The **aerothermal system** provides domestic hot water (DHW) in an efficient and environmentally friendly way. The **air conditioning installation** and the **double-flow ventilation system** with **enthalpy heat recovery** ensure **high air quality** and low energy consumption, improving the sustainability of the home.



BATHROOMS

The **bathrooms** are designed to offer comfort, elegance and sustainability. **Premium vitrified porcelain** suspended toilets guarantee modern aesthetics and easy maintenance.

The shower trays in all bathrooms, along with the screen and the **chrome mixer tap** with **water-saving** system, ensure a comfortable and efficient experience whatever your age.

The **countertop sink cabinet** in the master bathroom provides a touch of distinction, while **ceramic coatings or SPC panels** on walls and plaster ceilings improve aesthetics and facilitate cleaning and maintenance.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the façade, with **double glazing**.

For added comfort, the **underfloor heating** in the bathrooms provides additional thermal comfort, ideal for the colder months.



BEDROOMS

The **built-in wardrobes**, with doors that perfectly match the interior design of the houses and the rest of the carpentry elements, are easily accessible and offer optimal organisation with a metal bar for hangers, a drawer unit and luggage compartments for storage.

Likewise, the **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the façade, with **double glazing**. In addition, the **manual blinds** ensure total control over the brightness and provide extra privacy if necessary.

LIVING ROOM *and lobby*

The **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

PVC exterior carpentry with thermal break (TBB) and **double glazing** ensure superior thermal and acoustic insulation, contributing to greater well-being in your home. In addition, the homes located on **the ground floor will have manual blinds in the living room**, providing extra security and privacy.



TERRACES

For the **terraces and porches** we have chosen a **non-slip ceramic floor** that, in addition to being aesthetically appealing, offers high resistance and safety. Perfect for enjoying your outdoor spaces without worries.

All terraces will include a **power outlet and water outlet**.

SPECIAL *installations*

Project adapted to the Technical Building Code (CTE), so it **complies with all current regulations on renewable energy, savings and energy efficiency**.

ELECTRICAL *and* *telecommunications installations*

Our facilities are designed to make all digital options available to the dwellings. Our electrical installation **complies with Low Voltage Electrotechnical Regulations**, with **modern design electrical mechanisms**. In addition, all homes have **telecommunications sockets** along with **USB charging docks**, which facilitates connectivity, while the video intercom system guarantees safety and comfort.

In addition, for the convenience of residents, **smart parcel delivery mailboxes** are enabled. This means it will no longer be necessary to wait at home for a courier.



LIFTS *and access*

The project includes **adapted and accessible housing**.

The safety of our residents comes first. Therefore, the project contemplates the creation of a **reception desk**, giving the community the possibility of hiring a management service for the communal areas.

High-quality automatic lifts connect comfortably with all levels of the building, including garages, ensuring accessibility for everyone.

Separate lobbies in garages provide privacy and comfort for residents.



Alonis **amenities**

Las mejores instalaciones a la puerta de casa



ALONIS *Common areas*

Enjoy an **exclusive complex that has the best amenities, aimed at providing enjoyment for all residents.**

The **Roof Top**, located on the roof of block 2, is the heart of this promotion. This space is specially designed for residents to relax or socialise while enjoying unparalleled surroundings and magnificent weather. It has a **swimming pool, chill-out area, gazebo, multi-purpose area and barbecue.**

The development also has a perfectly furnished and equipped **indoor social room**. This is a very versatile space that can be used as a gourmet room in which to share moments with friends or family, or even as a co-working space.

For water lovers, Alonis has magnificent outdoor pools that include a **tropical sand pool, a heated swimming pool, a children's pool** and a **heated jacuzzi**. All this surrounded by wonderful, spacious gardens.



In addition, sports enthusiasts can enjoy an **indoor and outdoor gym with a calisthenics circuit**; as well as a space with a **putting green** and **mini golf**.

As a complement to all indoor areas, and so that you do not have to invest in extra space inside your home, we have arranged a **Paddle Surf Warehouse**, where you can store your paddle surfboard, without worrying about the sand that comes in with it or the space it occupies.



GARAGES *and vice areas*

The garages have an **automatic access door** for vehicles and an opening remote control. The **floor is made of polished concrete**, durable and easy to maintain. In addition, the **pre-installation for electric vehicle charging point** offers the possibility of adapting to the needs of electric mobility.

The garages also have **forced mechanical ventilation**, as well as **fire and CO detectors** connected to the alarm centre.



ENERGY Rating

The building has been designed with **energy certification A**, guaranteeing maximum **energy efficiency** and a **lower environmental impact**. This rating not only favours the environment, but also contributes to savings on energy bills.



Note: The information contained in this document and the commercial floor plans is for information purposes only and may be subject to changes due to the technical requirements of the project or for commercial or legal reasons.



Alonis**APP**



AlonisApp is a powerful management and control tool that is unique in the market, offering a wide range of services that all owners can enjoy from the moment they book their new home.

During the purchase process, you can easily access all the relevant documentation of your home (plans, manuals, etc.).

Its usefulness does not end with the handover of keys: once installed it will allow you to make reservations in nearby restaurants, golf courses, car hire, etc., as well as book the shared spaces of Alonis Living (co-working, gym, Gourmet Room, etc.).



*Service included for 9 months from the delivery date.
**These services require prior agreement and contract with external companies or a physical concierge hired by the homeowners' association.

Alonis **amedida**

Da forma a tu sueño



Our catalogue of Options is designed for those who want to [customise their home to suit their needs and tastes](#). To achieve this, we offer different alternatives in terms of materials and finishes, and even the installation of elements on terraces or parking areas.

These include:

- A selection of different finishes for kitchen furniture.
- Alternatives for the floor finishes of the home.
- Underfloor heating throughout the home.
- Epool Tabarca mini-pool for ground floor homes and penthouses.
- Giorgione barbecue by Viadurini for penthouses.
- Electric vehicle charging point.

*The optional elements are not included in the price of the home.



PLAYA DEL TORRES

T. +34 660 43 08 48 T. + 34 636 79 21 33
infoalonis@tuscanycgroup.es

This document, along with the images and/or infographics presented, is for informational purposes only, holds no contractual value, and may be subject to changes due to technical or legal requirements, or at the discretion of the Project Management Team. The infographics in this catalog may not accurately reflect the spaces or surroundings of the building.

The furniture, material models and finishes, decoration, and construction solutions depicted are not binding but rather a graphical representation of a possible design, which may include or exclude options, renovations, and/or extras that the client can choose when reserving the property. Consequently, the base cost of the properties may vary depending on the available options and combinations, which may change over time.

DEVELOPED BY

exacon
smart LIVING

C. C. Guadalmina
Edificio 3 Planta 1ª Oficina 4.
29670 Marbella - Málaga (España)



✉ exxacon@exxacon.es
🌐 exxacon.es
☎ +34 952 906 110



MARKETING & SALES BY

TUSCANY
REALTY GROUP

C. C. Guadalmina | Edificio II, 1ª Planta, Oficina nº 8. 29670 |
MARBELLA

