

BUILDING SPECIFICATIONS

PARTITION WALLS AND CEILINGS

PARTITION WALLS

Common walls between homes, and between homes and common areas: common walls to feature brickwork and plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas. Party walls within the apartment: party walls to feature plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas.

SUSPENDED CEILING

Laminated plasterboard suspended ceiling throughout. Plasterboards to feature access hatches in bathrooms to enable access to indoor units.

FLOORING AND FINISHES

ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Ceramic tile flooring throughout.

BATHROOMS AND KITCHENS

Ceramic tile flooring throughout.

TERRACES

Non-slip Class 3 ceramic tile raised flooring system throughout.

WALL CLADDING

ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Walls and ceilings to be coated with smooth flat water-based paint (colour to be defined).

BATHROOMS

Master and secondary bathrooms to feature ceramic facing.

FAÇADE

Façade to feature plastered and ceramic finish combination.

SANITARY WARE - EN SUITE BATHROOM

TOILET

Wall hung toilet and concealed cistern with wall hung frame.

WASHBASIN + VANITY UNIT

Wood vanity unit to boast basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

BATHTUB

SANITARY WARE - SECONDARY BATHROOM AND GUEST TOILET

TOILET

Wall hung toilet and concealed cistern with wall hung frame.

WASHBASIN + VANITY UNIT

Wood vanity unit to boast basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

TAPS

TAPS ON WASHBASIN AND BATHTUB

Single-handle taps to be fitted with aerators and to feature chrome-plated finish.

SHOWER

Built-in single-handle taps to feature chrome-plated finish

LIGHT FIXTURES

HOMES

LED light fixtures mounted up into suspended ceiling across kitchens, bathrooms, corridors and terraces.



INTERIOR JOINERY

ENTRANCE

Wooden or metal vaulted front door.

DOOR SYSTEMS

Smooth lacquered one-leaf or two-leaf hinged or sliding doors.

WARDROBES

Cabinets with textile finish panel and lacquered doors.

KITCHENS

VILLAS, BUNGALOWS AND PENTHOUSES

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base, monolithic worktop and stainless steel sink with single-handle DORNBRACHT taps.

Household appliances to include:

- Induction hob. Extractor fan included (GAGGENAU)
- Oven and microwave (GAGGENAU).
- Panel ready fridge and freezer (GAGGENAU in villas and SIEMENS in penthouses and bungalows)

- Panel ready dishwasher (GAGGENAU in villas and SIEMENS in penthouses and bungalows)
- Wine cooler (GAGGENAU)

APARTMENTS

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base, monolithic worktop and stainless steel sink with single-handle DORNBRACHT taps.

Household appliances to include:

- Induction hob + extractor fan included (GAGGENAU)
- Compact oven / microwave (GAGGENAU)
- Panel ready fridge + freezer (SIEMENS)
- Panel ready dishwasher (SIEMENS)

EXTRA HOUSEHOLD APPLIANCES

PENTHOUSES, VILLAS AND BUNGALOWS

- Washing machine.
- Tumble drier.

APARTMENTS

- Washing machine.
- Tumble drier.

EXTERIOR JOINERY

Façade and terraces to boast anodised aluminium tilt and turn, and/or hinged or sliding windows to feature double glazed units.

BLINDS

Roll-up shutters in main bedroom and living room.

SHUTTERS

Secondary bedrooms to boast motorised roll-up blinds.

RAILINGS

RAILINGS TO TERRACES FACING THE OCEAN

Glass railings to be wall anchored and to be fitted with U system, suitable for glass panels.

RAILINGS TO REAR BALCONIES

Glass railings to be fitted with auxiliary stainless steel structure.

HVAC AND PLUMBING SYSTEM

HOMES

Best-in-class aerothermal system for domestic hot water . Air conditioning to be fitted with concealed ducts for air flow distribution.

Underfloor heating system for main areas.

SEWERAGE SYSTEM

PVC pipes.

ELECTRICAL SYSTEM

HOMES

Electrical system to feature a high degree of electrification. Pre-installed charging points for electric cars.

TV AND TELEPHONE

Intercom system.

C. COMMON AREAS

DEVELOPMENT'S GROUNDS

MAIN ENTRANCE

Access to the development to be via a single security hut for access control located along the main pathway. CCTV. Direct access to the seafront.

OUTDOOR GROUNDS

Landscaped grounds to be in line with landscaping project, and to include benches and planters.

Gated development to feature perimeter enclosure and programmed lighting and fountain system.

SPORTS AREAS

INFINITY SWIMMING POOL
CHILDREN'S SWIMMING POOL
HOT TUB
PADDLE TENNIS COURT
TENNIS COURT
OUTDOOR GYM

LEISURE AREAS

BARBECUE
PLAYGROUND AREA

D. SUSTAINABILITY

BREEAM CERTIFICATION

Velaya aims to obtain the Breeam International Certification



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