

SERENITY

Frontline Golf Homes & Beach club



# MENTA A12



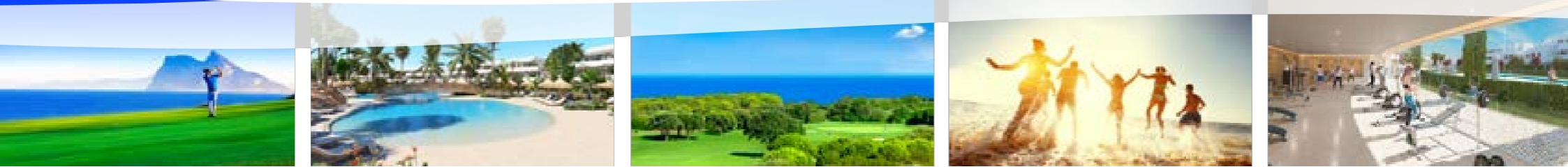
## 3 BED APARTMENT 1<sup>st</sup>FLOOR 3 BEDROOM APARTMENT 1<sup>st</sup>FLOOR

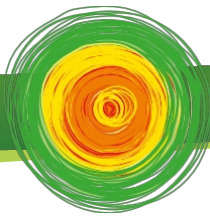
BUILT SUMMARY	
INTERIOR	113.28 m'
EXTERIOR (terraces)	33.65 m'
TOTAL	146.93 m'
Built+ comm area / Built area + ZZCC	
162.59 m²	
Living area / Usable living space according to Decree 218/05	
109.67 m² Built area / Built area according to Decree 218/05	
125.68 m²	
USABLE M² / M²	
Living room kitchen 12.99 m² Master bedroom	13.46 m²
En-suite bathroom	5.19 m²
Bathroom 1	4.00 m²
Bedroom 1	10.24 m²
Bedroom 2	10.99 m²
Hallway	9.71 m²
Laundry room	3.12 m²
Covered terrace / Covered terrace	23.11 m²
Terrace	7.00 m²
Also includes:	
1 parking space A-112	12.50 m²
1 parking space A-114	12.50 m²
1 separate storage room T-A-76	6.27 m²
Also includes:	
1 parking space A-112	12.50 m²
1 parking space A-114	12.50 m²
1 storage room T-A-76	6.27 m²

MARCH  
2024

All content and images which appear in the following marketing materials are merely illustrative and non-contractual. They may be subject to technical changes for legal/administrative purposes which may be imposed by any competent authority. Similarly, the floor areas indicated here could be amended due to technical and/or administrative requirements resulting in small non-material variations. The property will contain fixtures and fittings as stated in the technical specifications. Any furniture that appears in the CGLs of the interior is not included (save for the fitted kitchen) in the sale of the property and is simply indicative of how the client may choose to use the space. For more information, the Abbreviated Information Document (DIA) is available to view in accordance with Decree 218/2005 of 11 October, which brings into effect the Consumer Information Regulation in the sale and leasing of homes in Andalusia.

All content and images appearing in this advertising document are purely illustrative and have no contractual value, being subject to technical modifications ordered by the project management or legal/administrative modifications required by the competent authority. From Similarly, the surfaces indicated here may be subject to minor, non-essential variations, while respecting the general configuration described in the plans. The property will be equipped with the fixtures and fittings indicated in the building specifications. None of the furniture shown in the interior computer graphics is included in the sale of the property (except for specific kitchen furniture), as its sole purpose is to enable the customer to evaluate the space. For further information, please refer to the Abbreviated Information Document (DIA) in accordance with Decree 218/2005, of 11 October, which approves the Regulations on consumer information in the sale and rental of homes in Andalusia.





# SERENITY

Frontline Golf Homes & club  
Beach



## MALVA

BLOCK		CPS 1	CPS 2	STORAGE	m² ST
MALVA	A1	A-107	A-108	T-A-74	6.24
MALVA	A2	A-106	A-103	T-A-73	6.24
MALVA	A3	A-98		T-A-70	6.48
MALVA	A4	A-97		T-A-69	7.30
MALVA	A5	A-89	A-85	T-A-62	7.32
MALVA	A6	A-88		T-A-61	7.44
MALVA	A7	A-100	A-104	T-A-72	6.27
MALVA	A8	A-99	A-105	T-A-71	6.91
MALVA	A9	A-96		T-A-68	7.18
MALVA	A10	A-90		T-A-63	6.48
MALVA	A11	A-83	A-91	T-A-59	6.27
MALVA	A12	A-82	A-84	T-A-58	6.24
MALVA	P1	A-102	A-101	T-A-67	7.09
MALVA	P2	A-95	A-94	T-A-66	7.40
MALVA	P3	A-93	A-92	T-A-65	9.89
MALVA	P4	A-87	A-86	T-A-64	6.91



## MENTA

BLOCK		CPS 1	CPS 2	STORAGE	m² ST
MINT	A1	A-130		T-A-89	6.24
MENTA	A2	A-129		T-A-88	6.27
MINT	A3	A-128	A-136	T-A-87	6.91
MINT	A4	A-127	A-135	T-A-86	6.48
MINT	A5	A-126	A-139	T-A-85	7.30
MINT	A6	A-119	A-115	T-A-79	6.48
MENTA	A7	A-118	A-113	T-A-78	7.32
MINT	A8	A-137	A-133	T-A-90	6.24
MINT	A9	A-138	A-134	T-A-91	6.27
MENTA	A10	A-121		T-A-77	7.44
MENTA	A11	A-120		T-A-80	6.91
MINT	A12	A-112	A-114	T-A-76	7.58
MENTA	A13	A-111	A-110	T-A-75	6.27
MINT	P1	A-132	A-131	T-A-84	7.18
MENTA	P2	A-125	A-124	T-A-83	7.09
MINT	P3	A-123	A-122	T-A-82	7.40
PEPPERMIN T	P4	A-117	A-116	T-A-81	9.70



## SALVIA

BLOCK		CPS 1	CPS 2	STORAGE	m² ST
SAGE	A1	B-149	A-140	T-B-64	4.95
SALVIA	A2	B-148			
SALVIA	A3	B-141			
SALVIA	A4	B-138			
SALVIA	A5	B-146	A-141	T-B-63	5.31
SALVIA	A6	B-147			
SALVIA	A7	B-137			
SALVIA	A8	B-140	A-109	T-B-60	4.22
SALVIA	A9	B-153	B-152	T-B-66	4.65
SALVIA	A10	B-143	A-81	T-B-62	4.43
SALVIA	A11	B-139	A-80	T-B-59	4.19
SALVIA	A12	B-130	B-131	T-B-56	4.65
SALVIA	A13	B-142	A-78	T-B-61	4.22
SALVIA	A14	B-145			
SALVIA	A15	B-144			
SALVIA	A16	B-136			
SALVIA	A17	B-135			
SALVIA	A18	B-134	A-79	T-B-58	4.95
SALVIA	P1	B-150	B-151	T-B-65	4.76
SALVIA	P2	B-133	B-132	T-B-57	4.76

MINT

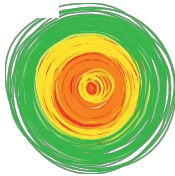
MALLOW



SALVIA

APR 2024





SERENITY  
Frontline Golf Homes & Beach  
Club  
ALCAIDES A

PHASE III

CONSTRUCTION

FOUNDATION

- The foundation is constructed using reinforced concrete footings and bracing slabs in compliance with current regulations and in accordance with the recommendations of the Geotechnical Study.

STRUCTURE

- The structure will be constructed using reinforced concrete pillars, beams and hoops. The floor slabs will be constructed using two-way slabs or slabs according to the specifications and requirements.

ROOFS

- The roofs of the buildings will be waterproofed and thermally insulated. The finish of non-trafficable roofs will be gravel. Trafficable roofs will be covered with paving suitable for outdoor use.

EXTERIOR ENCLOSURES

- The exterior enclosures will be composed of perforated brickwork covered on the outside, in general, with cement and sand mortar, waterproofed and on the inside with waterproof cement mortar, an air chamber with thermal and acoustic insulation inside and prefabricated plasterboard cladding.
- In certain areas, exterior cladding is planned using stone veneer.

INTERIORS

PARTITION WALLS

- Industrialised partition walls composed of lightweight plaster panels reinforced with fibreglass and paper cellulose. The panels will be assembled using plaster-based adhesives and synthetic additives.

CLIMATE CONTROL

- Domestic hot water will be produced by solar panels with the support of an electric storage tank installed in each dwelling. The panels will be installed on the roofs of the buildings.
- Electric underfloor heating will be installed in the main bathrooms. In the other bathrooms, installation will be optional.
- Air conditioning installation for each dwelling, in living rooms and bedrooms, consisting of a split unit and internal distribution via ducts.

PAINT

- White plastic paint (where there is no tiling).

INTERIOR FLOORING

- KERABEN porcelain flooring or similar with matching skirting board. The standard finish will be a matt greyish-white tone.

OUTDOOR FLOORING

- In private areas, flooring matching the interior flooring but with a non-slip treatment. This flooring will always be the same as the standard interior flooring without the possibility of changing it.

BATHROOM TILING

- KERABEN or similar tiles, with the option of tiles or mosaics in shower/bathtub areas. The standard option will be a matt white-grey tone for the wall tiles in general and, as standard, mosaics will be installed in shower/bathtub areas. The standard finish of the mosaics will be a mixture of white and grey tones.

LIGHTING

- LED lighting in all rooms.
- Indirect lighting recessed into the false ceiling in the living-dining room.
- Curtain rail with indirect lighting in the false ceiling in the master bedroom.
- Outdoor lights on terraces.

CARPENTRY

- Entrance door in white on the inside and with a wood-effect finish on the outside, with anti-lever hinges, an optical peephole, and a large stainless steel handle.
- White interior doors with stainless steel fittings.
- Wardrobes with white exterior finishes and interiors lined with shelves, drawers, and hanging rail. LED lights inside the master bedroom wardrobes.
- Exterior windows and doors with aluminium profiles with thermal break and micro-ventilation in compliance with the CTE and lacquered finish in RAL 9003 colour. Double glazing with CLIMALIT or similar type chamber.
- Motorised monoblock aluminium blinds installed on bedroom windows.
- Glass railings embedded in extruded aluminium profiles anchored to brickwork. 10+10 mm laminated glass in accordance with regulations.

# SPECIFICATIONS

## ELECTRICAL INSTALLATIONS

- TV and telecommunications sockets in accordance with regulations.
- USB socket in each bedroom.
- SCHNEIDER D-LIFE series mechanisms or similar.
- FERMAX video intercom or similar.

## SANITARY

- Bathtubs, wall-mounted toilets with soft-close seats and concealed cisterns by VILLEROY BOCH or similar.
- Tempered glass shower and bath screens.
- Single-lever mixer tap on washbasins, thermostatic valves on showers/bathtubs by HANSGROHE or similar.
- Resin shower tray with mineral filler.
- Mirrors in all bathrooms and toilets.
- Anti-fog mirrors with indirect lighting in the main bathroom.
- Ventilation in accordance with regulations.
- Top-quality white bathroom furniture.
- Resin washbasins and countertops in main bathrooms with mineral filler and porcelain washbasins in secondary bathrooms and toilets.

## KITCHEN

- Worktop and island/peninsula (where applicable) in COSENTINO DEKTON or similar. The standard finish will be glossy with a marbled effect in white with grey veining.
- Top-quality white kitchen furniture.
- Indirect lighting in the upper cabinets and on the island/peninsula where applicable.
- Kitchen front to mirrored upper cabinet. The standard finish will be greyish in tone.
- Induction hob integrated into the worktop or island/peninsula where applicable.
- Suspended metal sink and tap with pull-out handle. The standard finishes will be stainless steel and chrome respectively.
- Extractor hood included in wall cabinet unit or, in the case of kitchens with island/peninsula, on the ceiling.
- A top-quality washer-dryer will be supplied, its location depending on the type of kitchen.
- SIEMENS or similar appliances, including induction hob, oven, fridge-freezer, dishwasher and microwave. Appliances will be integrated as far as possible; where visible, they will be stainless steel and black glass.

## TERRACES

- Outdoor tap and one outdoor power socket per dwelling.

## PARKING AND STORAGE

- All homes have at least one parking space.
- Depending on the property, some homes will have a separate storage room.
- Access to the garage via remote control.
- Lift connection from the car park to all floors.
- Pre-installation of an electric vehicle charger for each home.

## RESORT FACILITIES

### SECURITY

- Perimeter security fencing.
- Controlled pedestrian access.
- Pre-installation of a CCTV system in common areas.

### GARDENS

- The communal gardens will feature a mix of native and tropical species with pedestrian paths.
- Outdoor lighting with motion detectors.

### SWIMMING POOLS

In the first phase, the following will be built:

- Main swimming pool with beach-style access.
- Children's pool.
- Pool bar.
- Jacuzzis

In the third phase, a lap pool will be built.

### RESORT AREA

In the first phase, the following will be built:

- Outdoor Children's Playground.
- Water play area for children.
- Snack Park.
- Crazy golf.

In the third phase, the following will be built:

- Outdoor gym.
- Indoor gym with sauna.
- Co-working area.
- Changing rooms/toilets.
- Table tennis area.

In later phases, the following will be built:

- Petanque court.
- Outdoor chess board.
- Yoga & Meditation platform.

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This building specifications document may be subject to technical modifications imposed by the project management, legal/administrative modifications required by the competent authority, or modifications resulting from incidents in the supply chain. If, for any reason, the property cannot be equipped with any of the related items, they must be replaced with equivalent items in terms of both characteristics and price.