



# Māla Kai Resort

“In Hawaiian, Māla Kai means "garden by the sea.”

An exclusive design in an enviable setting.

Our new development has the best materials and the latest technology to provide our clients with homes full of comfort.

The quality of our materials and the detail of our finishes will make your new home your paradise on earth.

## ENTRANCE AND DEVELOPMENT

Māla Kai will have large landscaped areas for communal use and enjoyment. An outdoor swimming pool with night lighting will be included for the use of all owners. The development will have different communal areas for the enjoyment of all the residents, providing greater comfort to the homes: a gourmet room, a gym, a chillout area, a zen area, a reading area, a cardio-protected area, as well as communal changing rooms and toilets. The development has been equipped with an intelligent mailbox service that allows users to receive products and services at home without having to be at home. For this purpose, multi-user electronic lockers will be located at the main entrance to the residential complex, allowing users to receive and deliver products at any time of the day and in total security. The residential complex has different pedestrian paths, made of deactivated concrete, adapted for people with reduced mobility, which ensure good communication within the entire development. For greater privacy within the complex, a perimeter fence will be installed and a security checkpoint will be included for access control. A video intercom system and closed circuit surveillance cameras will also be installed and monitored from the control booth. The development will have tactically distributed lighting for greater customer comfort, with low-consumption LED technology to promote residential efficiency. In addition, each of the blocks will have a system for switching on the lights by means of motion detectors, thus adding to the comfort of all residents.

## GARAGE

The garage will be accessible from outside the residential complex through automatic doors operated by an intelligent access control and opening and closing management system. For greater comfort and security, the garage and storerooms will be accessed directly from the lift, through the communal lobbies. This parking area has been provided with a reinforced concrete wall enclosure with a waterproofing treatment. The paving of the garage will be in-situ polished concrete. In addition, in line with the eco-friendly philosophy of the residential complex, the garage area will have a lighting system with energy-efficient LED luminaires and will include pre-installation for charging electric vehicles. On the same floor as the garage area, the storage rooms corresponding to each home will be located.

## LIFTS

Each block has been designed to have an electric lift with automatic doors, in stainless steel, suitable for use by people with reduced mobility.

## FOUNDATIONS AND STRUCTURE

The structure of the building is supported on the ground by a reinforced concrete foundation, according to project calculations and the Technical Building Code (CTE). Structure with reinforced concrete pillars, beams and two-way slabs.

## FAÇADE AND EXTERIOR CARPENTRY

For the façade cladding, a rendering system has been chosen, finished with paint for exterior use. This system will be supported on a half-foot-thick sheet of perforated solid brick. In line with the aim of providing the best standards of thermal and acoustic insulation in the house, lacquered aluminium exterior carpentry with thermal bridge break (RPT) has been chosen. The windows can be casement, sliding or tilt and turn depending on the rooms and needs. The darkening of the carpentry in bedrooms will be carried out by means of aluminium blinds with thermal insulation, which will be motorised in the master bedroom. Thanks to the glazing with low emissive glass and solar control, you will always enjoy, both in winter and summer, the perfect temperature and save on your annual consumption.

## ELECTRICITY AND TELECOMMUNICATIONS

The homes are equipped with top quality mechanisms and white design to reinforce the feeling of calm and serenity. The terraces will also be fitted with an electrical socket and LED light fittings to ensure greater versatility of the space. All the homes will have television, voice and data sockets in all the rooms, except for the bathrooms. In the case of the main terraces and the solarium, there will also be television sockets.

## ROOFS

In order to comply with the unique design of the development, the terraces of the homes will have a waterproofing and protection layer with a non-slip porcelain stoneware floor finish. The top floor flats, which will have a solarium, will have the same finish as the terraces. The roof area for installations will have gravel protection.

## WALL AND FLOOR COVERINGS AND FLOORING

All the rooms in the house will have continuous false ceilings of laminated plasterboard, with the exception of one bathroom, which will have a false ceiling because of the installation of the air-conditioning machine. For the finish of the floors, a series of porcelain stoneware models have been chosen, being non-slip in the case of the exterior terrace areas. Inside the dwellings, a white skirting board will be placed between the wall and the paving to match the wooden carpentry. For the ceramic wall tiles in the bathrooms, there will be a choice between a series of top quality porcelain stoneware or porcelain stoneware combined with white body, with a modern design. The painting of the house will play a key role in the design. For the colour of the house, there will be a choice of three shades of light paint in ready plastic, with white on the ceilings, to give a greater sense of calm and serenity to the design.

## MASONRY AND INSULATION

In order to ensure perfect thermal and acoustic insulation between homes, a mixed system of brick masonry and laminated plasterboard partitioning has been installed on each side. A high-performance mineral wool panel is added to the composition on both sides to ensure the intimacy and privacy of each home. The exterior façade will be made of a half-foot sheet of perforated solid brick, to which a laminated plasterboard lining will be added on the inside.

## INTERIOR CARPENTRY

The property has an elegant armoured door with security lock and smooth satin chrome-coloured knob. The design of the interior doors features horizontal grooves, also finished in white, with smooth satin and chrome handles. As for the cupboards, no detail has been left to chance. Modular structures have been designed in white to match the interior doors, which can be hinged or sliding, depending on the room. The bedroom wardrobes are lined with white textile board and have a rail and shelf for storing clothes.

## SANITARY WARE AND TAPS

In the main bathroom, a washbasin unit with two drawers is included. In the case of the secondary bathroom, a white single-basin washbasin with chrome-plated siphon will be installed. Toilets in the bathrooms will be wall-hung with a built-in cistern. In the case of the showers, the design will have a flat shower tray and the installation of a fixed safety glass screen. The shower taps in the main bathroom will be thermostatic with hose and rain effect shower head. The taps will be Hansgrohe brand.

## KITCHENS

We propose a modern and very attractive design for the kitchens, which will be delivered equipped with high capacity base and wall units and elegant worktops and kitchen fronts in compact quartz, which will increase the functionality of the space, comfort and style of the kitchens. The equipment of electrical appliances includes an extractor hood, a ceramic hob, as well as an electric oven, microwave, refrigerator, dishwasher, washing machine and sink.

## HEATING, AIR CONDITIONING AND HOT WATER

For greater efficiency in the dwellings, a modern installation of hot and cold air conditioning equipment has been planned, with distribution by means of ducts with supply and return grilles in the living room and bedrooms. The temperature is controlled by a thermostat located in the main room. The hot water system will be generated by an innovative aerothermal system, which reduces energy consumption and increases savings on electricity bills. In the main bathroom, an electric underfloor heating system will be installed, which will provide a gentle warmth, allowing an optimal feeling of well-being to be achieved directly and immediately.

## PLUMBING AND DRAINAGE

The interior water network of the house is distributed through high-tech pipes made of cross-linked polyethylene, a material that is highly resistant to high temperatures and abrasion. In addition, the drainage network has been designed to have acoustic attenuation pipes, thus contributing to create a more peaceful space.

## PERSONALISE YOUR HOME

So that you can live in your dream home, we remind you that you can take part in the personalisation of your home, within the established deadlines. We will work for and with our customers with a common goal: to make their wishes come true.

## ADVANCE PAYMENTS GUARANTEE

We remind all our customers that all the amounts paid on account and the interests will be guaranteed by a first-rate banking entity. The content of this brochure may be subjected to variations due to requirements of the Administration or the Project Management.

All the homes can be adapted to the needs of people with mobility problem.

\*In case of any difference between the contents, the valid technical specifications will be the ones compiled in the Spanish version