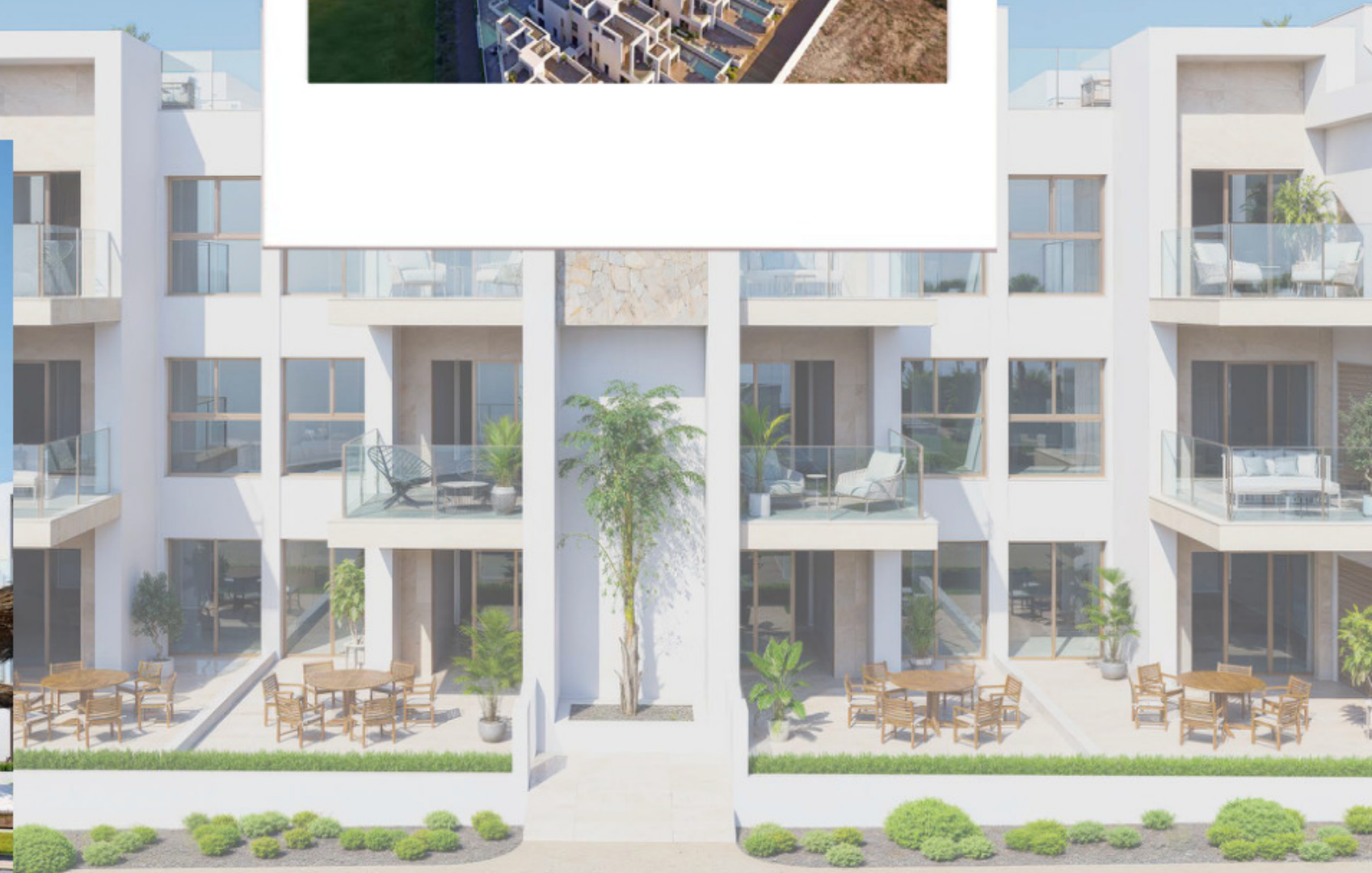




AREAbeach VII "La Serena"

AREAbeach VII La Serena is a private residential development comprising 66 homes with 2 or 3 bedrooms and 2 bathrooms, designed in a minimalist style and to high quality standards. Its modern architecture blends with our large open spaces, nature and swimming pools, creating a unique and peaceful environment.

The AREAbeach VII development occupies a unique and exceptional plot, close to all kinds of services, on the first line of the golf course and very close to the best beaches of Los Alcázares.



AREA beach VII

"la Serena"

AREAbeach VII represents a step up in quality compared with our previous residential developments. This exclusive complex has been designed to offer a unique experience, highlighted by its impressive beach-style central pool, Balinese beds, jacuzzi area, children's pool, two pétanque courts and a children's recreational area, plus a communal toilet in the pool area.

Wellness & Fitness: fully equipped indoor gym and sauna/spa.

Parking & Storage: underground parking for cars and dedicated underground parking for bicycles.
Thanks to the three-level layout of the residential blocks, all with south and south-east orientation, excellent natural light and ventilation, together with sea views, are ensured.

In addition, our luxury penthouses take the concept of comfort even further, optionally incorporating a fully equipped kitchen on the solarium, an outdoor shower and an area prepared for a jacuzzi. Everything has been designed to make the most of an exclusive, unique setting facing an unrivalled landscape.





FOUNDATIONS & STRUCTURE

FOUNDATIONS - Constructed using a foundation slab, isolated footings, tie beams and foundation walls.

STRUCTURE - One-way slab systems throughout the building.

EXTERNAL ENCLOSURES - Ceramic enclosures with thermal-acoustic insulation.

FACADES - Exterior finish using white one-coat render, porcelain tiling and natural stone.

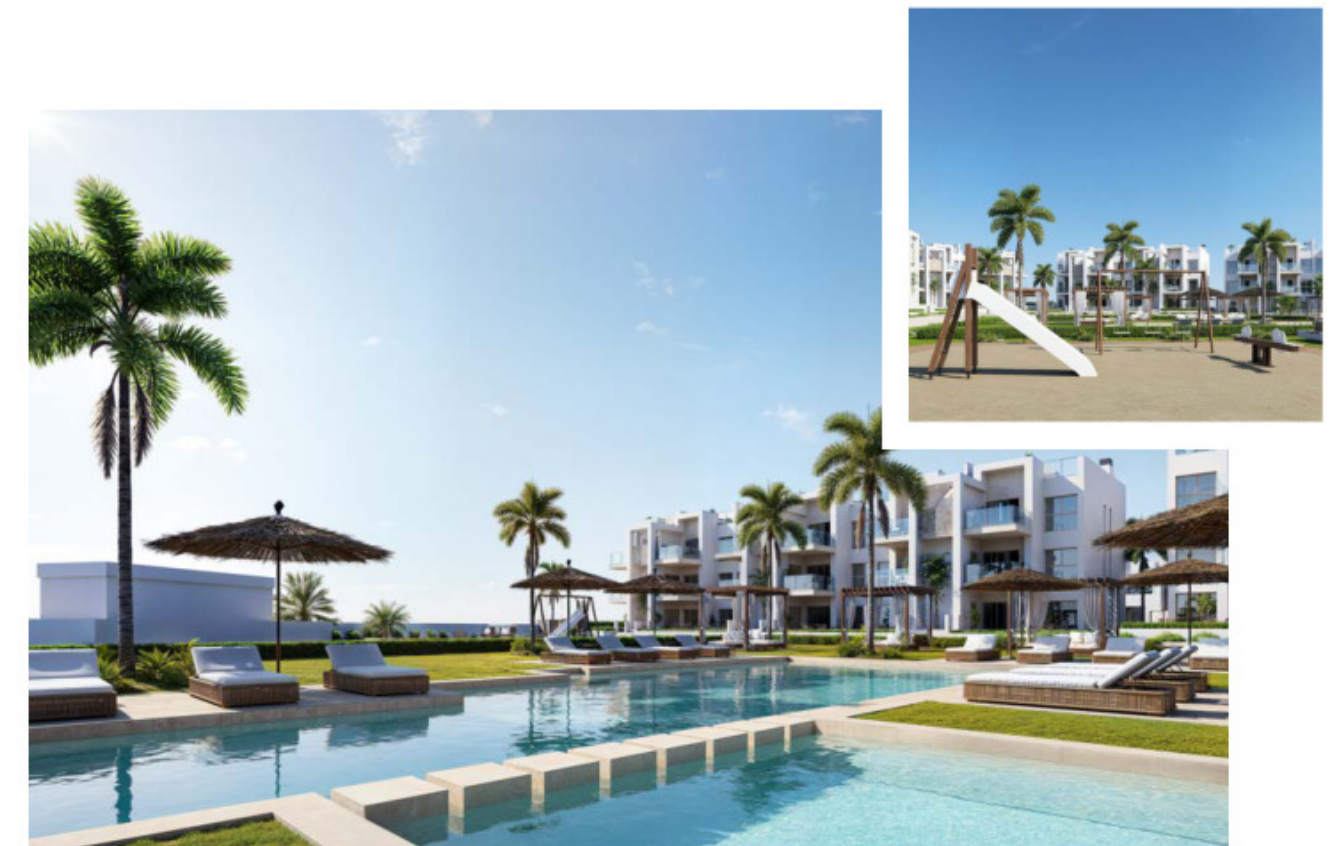
PARKING



- Parking & Storage
- The residential development offers maximum comfort and security thanks to its private entrance exclusively for residents, providing direct access to the underground car park.
- It also has underground parking specially designed for bicycles, ideal for those who enjoy an active and sustainable lifestyle.
- The complex also includes storage rooms, providing additional space ideal for bicycles, sports equipment or personal belongings.
- For greater comfort, the building has a lift from the garage, allowing direct and convenient access from the parking area to the homes.
- Pre-installation of ducting for an EV charging point.

COMMON AREAS

- Ample landscaped green area at ground level, designed for residents' enjoyment and relaxation.
- Central swimming pool with four distinct areas: children's area, adults' area, jacuzzi and outdoor shower.
- Landscaped island surrounding the pool, enclosed by tempered glass and safety steel perimeter fencing, in compliance with current regulations.
- Balinese-style beds strategically distributed around the pool area, ideal for rest and relaxation, with a wooden structure and fabric canopy for sun protection.
- Two pétanque courts located in the northern area of the complex, for outdoor leisure and this social sport.
- Children's recreation areas, located in the north and south of the site, equipped with safe play equipment adapted to different ages.



ACCESS - TILING FLOORING

On entering the home, the flooring will be first-quality non-slip porcelain.

- Enclosed development, with a perimeter wall of white blockwork on a footing and metal fencing.
- Perimeter planter with cypress planting, creating a future green vegetative wall.
- Orona Pécres lifts, including basement stop, for 6 people, 450 kg, 1.00 m/s. Latest technology and high security.

- INTERIOR STAIRS: First-quality porcelain flooring.
- EXTERIOR STAIRS AND TERRACES: First-quality non-slip porcelain flooring.
- HOME INTERIORS: First-quality rectified large-format porcelain flooring throughout all rooms.
- TILING: First-quality rectified porcelain wall tiles in bathrooms.



AREAbeach VII "La Serena"

ARCHITECTURE

AREAbeach VII combines open spaces and extensive green areas with every kind of amenity, with dynamic block forms and facades combining colours and noble materials designed to stand the test of time. White, sand and bronze tones, together with the natural colours of the surrounding greenery and water, make ABVII a unique residential development.

ABVII is a project studied in detail with the aim, on the one hand, of offering its owners high-quality, comfortable homes with every detail considered, and on the other, of enduring over time like a small work of architectural art in a unique location.



Plasterboard - Aluminium



FALSE CEILINGS:

False ceilings made of plasterboard and gypsum-board panels in bathrooms and in any room where the site management considers them appropriate due to installation requirements. Removable false ceiling in the bathroom to access the air-conditioning unit area and extraction in wet areas.

EXTERNAL JOINERY - GLASS:

- Sliding aluminium windows with thermal-break technology, handle locking and two-point anchoring.
- Motorised blinds.
- Climalit 4+4/14/4+4 glazing.

First-quality aluminium and glass, ABVII efficiency

Joinery & Wardrobes

High-quality noble materials designed to last over time

INTERIOR JOINERY:

Armoured security entrance door to the home, Gardesa F2000C, with three security points, anti-bumping, anti-drill, anti-extraction and anti-pry protection. With handle and peephole. Special height above standard.

Internal doors in smooth white-lacquered wood with architraves, concealed hinges, draught strip and magnetic closure.

Same quality, with internal locks in bathrooms and WCs. White-finished hardware and handles.

Floor-to-ceiling doors, special height 230 cm.

BUILT-IN WARDROBES:

First-quality finishes, with top storage, various shelves and hanging rail. Lacquered doors and linen-finished interior, routed handle, plus a shelving detail in the auxiliary bedroom with a choice of wood finishes. High-quality self-braking fittings.



KITCHEN



Fully equipped, high-quality kitchen in design and finishes.

- Designer kitchen with high-quality cabinetry, including wall and base units.
- Choice of matt white or taupe finishes with different decorative wood options.
- Compaq worktop in different finish options, with an overhang on the peninsula creating a breakfast bar area.
- White-finished Palma model resin sink.
- Dishwasher installation.
- Extendable white tap for greater convenience.
- Appliances in white glass or panel-ready finish (oven, microwave, fridge, hob, etc.).

LAUNDRY / UTILITY AREA:

- 150 L A++ aerothermal system.
- Washing machine installation.



BATHROOMS

- Hot and cold water installation in accordance with NT-BE-IFC standards, with PPR pipework. Hot-water pipes insulated to prevent heat loss.
- Built-in single-lever mixer tap in white.
- White wall-hung sanitaryware with matching WC seat, concealed cistern and white flush plate, Villeroy & Boch.
- Shower screens, vanity units, washbasins in two models and under-counter cabinet, with backlit mirrors in both bathrooms.
- Recessed shower niche, with shower flooring matching the rest of the home.



- Terrace formed with concrete falls, waterproofing insulation and non-slip porcelain flooring.
- Water and electricity installations for servicing and use of the area, with lighting provided by recessed bollard lights.
- Structurally reinforced jacuzzi area with electrical installation and drainage provision for future installation.
- Outdoor shower with cold water and solar-heated hot water.

JACUZZI OPTION - EUR 6,000

OUTDOOR KITCHEN OPTION - fully equipped, with cold water EUR 6,000





Paint

Paint finishes in premium-quality smooth paint, with skirting boards recessed into the partition and skimmed plaster in areas requiring delicate finishes. Main finish throughout the home in RAL 9010 white.

ELECTRICITY & TELECOMS

- Electrical installation carried out in accordance with the new Low Voltage Regulations.
- Air-conditioning installation with ducted heating and cooling.
- AIRZONE OPTION: from EUR 2,150
- Siber extractor with air recirculation in wet areas.
- Installation in accordance with telecommunications regulations.
- Network and TV outlet in all bedrooms.
- Basic lighting package throughout the home and video intercom.
- All elements in LED with warm 3000K light.
- Option to add LED strips in the kitchen, living room and bathroom niches.



LED AMBIENCE PACKAGE OPTION: from EUR 1,800

COMMON ELEMENTS

Installation of dual-access mailboxes in common access areas, in accordance with the regulations of the Spanish postal service for the installation of private mailboxes.
Collective TV aerial installation in accordance with telecommunications regulations.

AREA beach VII

"la Serena"

KEY FEATURES

1. Fully equipped kitchen, including white-glass appliances.
2. Shower screens and bathroom furniture included.
3. Motorised blinds on windows.
4. General lighting already installed in all rooms.
5. Ducted air-conditioning installation, including A/C unit.
6. One underground parking space per home, underground bicycle parking and optional storage rooms. Pre-installation for an electric vehicle charging point.
7. On the solarium: outdoor shower and reinforced area with pre-installation for a jacuzzi.
8. Lifts on all staircases, including basement stop.
9. Spa/Gym/Sauna in the basement area, children's playground, 2 pétanque courts and communal toilet in the pool and outdoor area.
10. Large central green area with Balinese beds and a relaxation area.
11. Approx. 190 m² swimming pool with children's area, jacuzzi, beach and swimming zones, illuminated throughout.





MEMORIA CALIDADES

AREA beach VII
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