



PINE HILL
residences

QUALITY SPECIFICATIONS



PINE HILL residences

Welcome to your new home

Pine Hill Residences is an exclusive residential development of 71 homes designed for you to enjoy a modern lifestyle.

Offering well-being and comfort, it is an ideal place to live and experience Mediterranean life.

3 bedroom homes, each with a garage and storage room.

Pine Hill Residences strikes the perfect balance between comfort, leisure and tranquility.



EXTERIORS

FACADE

- Exterior enclosure formed by factory brick, air chamber with interior insulation and cladding with a dry partition system of laminated plasterboard or factory brick.
- Exterior finish with a plastered cement mortar coated with exterior paint. The terraces are enclosed with a combination of a plastered and painted factory brick parapet and glazing.

ROOFING

- The roofing has been designed to ensure tightness against leaks and moisture.
- A combination of flat (passable and non-passable) and sloping roofs. The passable roofs are finished with a non-slip stoneware floor in areas where their use requires it. Non-passable flat roofs are finished with gravel. Sloping roofs will be finished with tiles.

EXTERIOR CARPENTRY

- PVC windows, with thermal break. Double glazing with air chamber.
- Door opening systems are sliding or folding, as per the project.



INTERIORS

INTERIOR CARPENTRY

ENTRANCE DOOR

- Security door with a 'multi 100' lock with at least 1 locking point. Peephole and interior finish to match the other interior doors.

INTERIOR DOORS

- Smooth, white lacquered interior panel doors with metal fittings. Latches included on bathroom doors.

FITTED WARDROBES

- Floor to ceiling wardrobe doors to match the interior doors. Lacquered and internally fitted with a hanging rail and a shelf.

PARTITIONS AND SUSPENDED CEILINGS

SEPARATION OF APARTMENTS

- Separation between apartments is according to the regulations: CTE DB HR.

FLOORS

ENTRANCE, BEDROOMS, KITCHEN, HALLWAYS AND LOUNGE

- Laminate flooring with an option of 2 colours, to be chosen by the client.

BATHROOMS

- Porcelain stoneware of similar tonality and dimensions to that of the laminate flooring.

TERRACE FLOOR

- C3 Non Slip Porcelain stoneware of similar tonality and dimensions to the interior flooring.

INTERIOR PARTITIONS

- The interior walls of the house are formed of laminated plasterboard on galvanized steel frames with thermal insulation.

- The untiled interior walls are finished with smooth plastic paint coating.



FIXTURES

BATHROOM FIXTURES

SANITARYWARE

- White vitrified porcelain sanitaryware.

SHOWER TRAY

- All bathrooms are equipped with resin, non-slip shower tray.

SINK AND SHOWER TAPS

- Chrome mixer taps of a modern design.

BATHROOM VENTILATION SYSTEM

- Complies with CTE DB HS regulations.

MASTER BATHROOM ACCESSORIES

- Bathroom mirror

KITCHEN FIXTURES

BACK WALL BETWEEN UPPER AND LOWER CABINETS

- Tiled on the kitchen front.

WORKTOP

- Worktop colour will match the doors of the kitchen cabinets, according to the set ambiances.

SINK

- Stainless steel sink with single-lever taps

ELECTRICAL APPLIANCES

- Refrigerator, extraction fan, induction hob, oven and dishwasher.

FITTED KITCHEN

- Upper and lower cabinets.

WASHER AND DRYER

- Pre-installation for washer and drying machines planned in the laundry area.



FACILITIES

AIR CONDITIONING

- Installation of hot / cold air conditioning throughout the apartment. The developer will choose the most efficient air conditioning system according to the characteristics of the homes.

DOMESTIC HOT WATER PRODUCTION

- Production of individual domestic hot water for each home via an aérothermal or equivalent system provided that energy efficiency is maintained.

VIDEO DOOR ENTRY INSTALLATION

- All apartments will have a video intercom system.

BASIC HOME AUTOMATION INTEGRATION SYSTEM

- The apartments will have pre-installation for a home automation system.

TELECOMMUNICATIONS INSTALLATION

- Connections in the main rooms according to CTE.



AMENITIES

COMMON AREAS

OUTDOOR POOLS

- Infinity pool with views and a central pool.

RELAXATION AREA

- Indoor relaxation area equipped with heated pool, sauna, water jets and hydromassage.
- Changing rooms with showers and toilets.

FITNESS

- Fitness studio equipped with gym equipment, music system and television.

TRANSPORT

- Private shuttlebus from the development to the beach.

SOCIAL CLUB

- Multipurpose common room located in the daylight basement.
- Gastrobar with seating area and kitchen.

CINEMA ROOM

- Equipped with projector and sound system.

BUSINESS CENTER

- Multipurpose office space with projector and printer.





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