

# SPECIFICATIONS



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PLAZA



# MONUMENT PLAZA

## Kitchens

- High specification fitted kitchen
- Contemporary under mounted sink and mixer tap
- LED worktop lighting and ambient ceiling downlighting
- Electric oven, extractor hood and induction hob (Bosch or similar)
- Integrated dishwasher (Bosch or similar)
- Integrated fridge freezer (Bosch or similar)
- Fitted microwave - oven (Bosch or similar)

## Master Bathrooms

- Bathroom suite (as per floor plans)
- Dual flush WC with easy access cistern panel
- Designer wash basins, baths or walk in style showers
- Contemporary taps / shower fittings
- Tiling - porcelain or similar
- Shaving socket
- Mirrors with LED lighting
- Heated towel warmer

## Ensuite Shower Room

- Walk in style shower with frameless glass enclosure
- Designer wash basins
- Contemporary taps / shower fittings
- Dual flush wall mounted WC with concealed cistern
- Tiling - porcelain or similar
- Shaving socket
- Mirrors with LED lighting
- Heated towel warmer

## General

- Interior solid core apartment entrance doors with matching frames
- White satin finish internal doors with matching frames and architraves
- Satin finish ironmongery throughout
- Hardwood engineered flooring to living / dining / bedroom / kitchen area and hallways
- Tiled floors in bathrooms
- Fitted wardrobes in bedrooms (as per floor plans)
- Large glazed sliding terrace doors and windows with effective acoustic performance

### Disclaimer

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## Heating & Cooling

- Integrated reverse air heating / cooling system with individual controls
- Integrated ventilation to all bathrooms

## Electrical & AV

- Recessed downlighting throughout
- Provision for washing machine / dryer
- Data / telephone outlets with broadband capability to living areas and bedrooms
- Sockets with USB / USB-C charge points in main rooms

## Security

- Access to building via electronic video entry system
- Smoke / heat detectors to all apartments
- CCTV coverage to main entrances
- High security multi point locking entrance door with spy hole viewer to each apartment
- Secure post boxes in main entrance lobbies

## Lifts

- Contemporary high specification interiors to lift
- Contemporary high specification lift lobbies at each residential floor

## Car Parking

- Private parking with barrier access
- CCTV security

## Amenities

- Our unrivalled leisure facilities with breathtaking uninterrupted views of the Rock, Bay of Gibraltar and Spain include:
  - Top tier fitness suite and spa / sauna area
  - Outdoor training / pilates / yoga area
  - Full size pickle ball court
  - Rooftop running / warm-up lap track
  - Large family fun pool and children's outdoor play zone
  - Dedicated adults relaxation area, serenity pool and furnished sundeck, set in a private rooftop garden

## Our Green Credentials

- EV charging point facilities
- Low energy lighting
- Highly efficient insulation
- High quality energy efficient windows with effective acoustic performance
- Energy efficient air conditioning systems
- Conscientious building management
- Acoustic comfort
- PVP panels for communal lighting



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36°08'54.6"N 5°20'54.2"W

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