



DEVANCO

GROUP

CALA EVARA

APARTMENT SPECIFICATIONS

A premium foundation. Freedom of finish.

A clear overview of the technical construction, finishes and personalisation options available through the optional Individual Design Program.

TECHNICAL

COMFORT

FINISHES

YOUR CHOICE

PERSONALISED FINISHES

Your home, your style.

Each apartment includes a high-quality standard finish. Through the optional Individual Design Program, buyers can further personalise their apartment with choices in colours, materials, doors, tiles, sanitary fittings, kitchen specifications and optional installations.

INDIVIDUAL DESIGN PROGRAM

Our Individual Design Program offers expert guidance as you personalise your future home. Together with our adviser, you can tailor elements such as flooring, wall finishes, bathrooms, kitchen and other finishes or interior features to suit your personal preferences.

1. Premium standard

- Comfortable specification
- Selected materials
- Leading brands where applicable

2. Choice

- Colours and materials
- Tiles and wall finishes
- Doors, sanitary fittings and kitchen

3. Personal living

- Kitchen variations
- Additional connection points
- Optional home automation

What can buyers personalise?**Finishes and materials**

- Interior doors and frames from the standard range.
- Ceramic floor tiles in a travertine look and a choice of colourways.
- Walls and ceilings in RAL colours, with optional textured finishes.

Layout and additional options

- Bathroom and toilet: choice of tiles, sanitary ware and vanity-unit colours within the available range.
- Kitchen: choice of colour, layout, island and integrated appliances.
- Installations and home automation: additional connection points and optional smart-home functions.

The result is a calm, premium foundation that each buyer can tailor to their own way of living.

FOUNDATION AND COMFORT

A robust building structure with modern home technology.

The apartments are developed and constructed with careful attention to sustainability, insulation, comfort and everyday convenience. The technical foundation supports a calm, comfortable and low-maintenance living environment.

Structure and shell

- Concrete foundations and ground-floor slab.
- Prefabricated structural shell for façades, floors and roofs.
- High-performance thermal and acoustic insulation, at least five times the statutory requirement.
- Acoustically insulated separating floors and walls between apartments and rooms.

Windows, doors and security

- Windows, doors and sliding doors with insulated profiles.
- Insulating glass and laminated glass where required.
- Electrically operated roller shutters.
- Burglar-resistant apartment entrance doors.

Installations

- Complete water, drainage and electrical installations.
- Connection points in accordance with the technical drawings.
- Premium-finish switches and sockets.
- Central mechanical ventilation for the kitchen, toilet and bathrooms.

Comfort and climate

- Central air conditioning in the living room and bedrooms.
- Air conditioning also suitable for heating.
- Flush plaster-in LED track lighting integrated into the ceiling.
- Optional installation and home-automation upgrades through the Individual Design Program.

FREEDOM OF CHOICE

Technical upgrades, additional connection points and optional smart-home functions can be tailored to the buyer's requirements through the Individual Design Program.

MATERIALS AND ATMOSPHERE

A calm foundation with room for personal style.

The finishes are designed as a timeless foundation: modern, light and comfortable. Through the Individual Design Program, buyers can select accents that add individual character to their home.

Floors

- Ceramic tiles in a travertine look.
- Choice of several colourways.
- Individual tile selection available through the Individual Design Program.

Walls

- Smooth plaster finish with latex paint.
- Choice from the RAL colour range.
- Optional wall finishes such as microcement, limewash or Marrakech-inspired plaster through the Individual Design Program.

Ceilings and lighting

- Smooth plaster finish with latex paint.
- Choice from the RAL colour range.
- Flush plaster-in LED track lighting for a clean, modern appearance.

Interior doors

- Flush interior doors and frames in white or off-white.
- Door designs with frames, panels and/or glazing are available.
- Alternative colours from the standard range are available through the Individual Design Program.

FOR THE BUYER

You are choosing more than an apartment; you are also choosing the atmosphere of your home. From light travertine tones to warm wall finishes or a contemporary look, the Individual Design Program lets you tailor the finish to your own living style.

EVERYDAY LUXURY

A comfortable bathroom and fully equipped kitchen.

The bathroom and kitchen are delivered with a complete, high-quality standard specification. Through the Individual Design Program, buyers can make additional choices in appearance, layout and execution.

Bathroom and toilet

Finished with ceramic tiles in a travertine look.

- Double ceramic washbasin with drawer vanity, available in several colours.
- Illuminated mirror.
- Concealed cistern with wall-hung toilet and integrated bidet.
- Rain shower and hand shower with thermostatic stainless-steel mixer.
- Walk-in shower with glass screen and built-in niche.
- Leading brands such as Grohe, Duravit and Geberit.

Kitchen

A clean-lined standard kitchen with room for personal preferences.

- 360 cm wide straight integrated kitchen, manufactured in the Netherlands.
- Handleless doors and drawers in a selection of standard colours.
- Fully integrated appliances from a leading brand: hob, oven, extractor hood, dishwasher and fridge-freezer.
- Natural-stone worktop with stainless-steel sink and kitchen tap.
- Choice of colour, corner layout, kitchen island and integrated appliances through the Individual Design Program.

INDIVIDUAL DESIGN PROGRAM

For buyers who want more than the standard finish, the program makes it possible to personalise the kitchen and bathroom through choices in colour, layout, tiles, sanitary ware and appliances.

OVERALL QUALITY

A well-finished building, from entrance to apartment.

The common areas, as well as the apartments, receive a refined and durable finish. This enhances the appearance of the entire development and contributes to a pleasant living environment.

Common areas and amenities

A representative entrance and well-finished shared spaces form an integral part of the residential experience.

- Ceramic floor tiles throughout the common areas.
- Walls finished with plaster and/or acoustic panels.
- Staircases with natural-stone treads and LED wall lighting.
- One lift per stairwell, installed in compliance with applicable statutory requirements.
- Burglar-resistant main entrance door with GSM video intercom system.
- Provision for high-speed internet.

BROCHURE SUMMARY

Devanco Group offers apartments with a high-quality technical foundation, modern installations and refined finishes. The strength of the concept lies in the combination of quality and freedom of choice: through the optional Individual Design Program, buyers can tailor their home to their own taste with choices in colours, tiles, wall finishes, sanitary ware, kitchen specification and optional installations.

All individual choices are subject to the available product range, technical feasibility and the construction schedule.

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