



PORTO PLAYA

MATERIALS AND FINISHES



PORTO PLAYA

Main Lobby

- Natural marble flooring
- A grand vestibule with walk-off mats and digital security
- High ceilings with floor-to-ceiling transparent glazing
- Ellington Hospitality Scent through the public areas
- 2 lounge seating areas for families
- FM office directly off of reception
- A service lift that caters for ease of move-in/move-out with a delivery parking bay and moving room
- 2 Ellington standard stainless steel passenger lift cabs with high internal height and wide lift jambs
- Concierge & security desk

Clubhouse

- Custom work/meeting table for 12-10 people with available plug points for touchdown, work, quick meetings or reading a book. Work-from-home concept
- A seating zone for families with Kid friendly furniture
- A pool table for entertainment
- A coffee bar with a coffee machine catering for all day long self-service coffee

Business Hub

- Direct views of the clubhouse
- A space made to provide a productive workspace
- Private meeting area
- Private work pods
- Casual Seating
- A big screen to take video calls or even sit back and relax watching a movie



PORTO PLAYA

Fitness Studio

- Double deck space
- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand
- Thick Rubber flooring for acoustics and performance
- Zoned areas for full-body workout
- Outdoor Workout areas
- Layout reviewed and approved by leading fitness experts and trainers
- Acoustic materials throughout
- Ample natural daylight
- Mezzanine floor for focused cardio training
- Unobstructed pool and beach view

Yoga Room

- Semi glazed room with natural daylight
- Room to cater for yoga, ballet and dance training
- Private Meditation room

Change Rooms

- Steam Shower with bench, chromotherapy lights and various rain settings for 1 person in each gender change room
- Elegant washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage
- Durable and slip resistant Porcelain tiling throughout

Teens Arcade

- Games room dedicated to entertaining teenagers with arcade and video games



PORTO PLAYA

Kids Play

- Kids scale furniture promoting Montessori methods
- Durable and kids-friendly flooring
- Interactive play zones
- Sustainable and durable, individually selected toys and games that meet the criteria of Montessori and leading educational scientists' educational advice

Outdoor Pool Deck

- Resort-style swimming pool
- Central tiled entry steps and ladders
- Lifeguard stand
- Hospitality-designed pool deck
- Single and double hospitality quality cushioned sun loungers facing the pool and view
- Change rooms are provided. Outdoor showers accessible from the deck
- Robust landscaping
- Commercial-grade outdoor furniture including sun beds around the pool

Landscape Area

- Outdoor integrated Gym area
- Seating areas for Parents and Nannies
- Walkways
- Soft scape
- Outdoor Cinema with popcorn Kiosk
- Mini golf



PORTO PLAYA

The Residences

- Heightened ceilings in Living, Dining and Bedrooms
- Beautiful & strong wood-look flooring
- Generous outside living balcony areas
- Finely crafted and fitted wardrobes and walk-in closets
- High-quality door hardware and ironmongery
- Solid core acoustically rated entry doors
- Low VOC wall and ceiling paint

Kitchens

- Custom-designed contemporary kitchen cabinetry
- High-standard European brand appliances that are energy-efficient
- Electric cooktop and oven
- Microwave (not in studios)
- Integrated dishwasher, quiet and energy saving (not in studios)
- Anti-frost combination fridge freezer
- Stainless steel hidden recirculated exhaust hood
- Premium, durable sintered stone countertops
- Under-mount, stainless steel kitchen sink with overflow
- Tasteful wood-look flooring
- Ample storage
- Pull out chrome mixer

Bathrooms and Powder Rooms

- High-quality faucets, sinks and accessories from international brand
- Porcelain tiled step-down walk-in showers.
- Ceramic wall tiles
- Bespoke medicine cabinets and under-sink storage
- Glass door partitions into the showers
- Undermount white ceramic sink
- Linear stainless steel shower floor drain



PORTO PLAYA

Wardrobes

- 2.6m+ full-length wardrobes
- Durable and easily clean plastic laminate cabinet doors, linen effect melamine carcasses
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails from a reputable European brand

Laundry Rooms

- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.

Lighting and Technology

- Top-quality LED lighting
- Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used
- Residences are fully pre-wired for high-speed internet/phone/data