

CIVILMEK – THE CIRCLE RESIDENCES

QUALITY SPECIFICATIONS & FINISHES

AMENITIES

- From the vehicular and pedestrian access on the ground floor, residents will find the reception area, lobby, gym, coworking space, and access to the project's amenities.
 - The interior courtyard features a variety of amenities, including a paddle court, swimming pool, lake club, outdoor lounge with fire pit, children's playground, pet area, and a deck overlooking the lake.
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STRUCTURE AND FOUNDATIONS

- Reinforced concrete structure composed of columns and slabs, designed and calculated in accordance with current building regulations.
 - Seismic-resistant structural design.
 - Concrete quality control and testing performed by certified laboratories.
 - Foundations designed according to the conclusions and recommendations of the geotechnical study.
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FACADES

The facade design incorporates a combination of colors, textures, and architectural elements that blend harmoniously with the development and its natural surroundings.

- Cement mortar finish with exterior paint coating.
 - Areas most exposed to weather conditions will be clad in natural coral stone.
 - Decorative wood-look architectural elements and finishes.
 - Terraces featuring glass railings and aluminum framing.
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CONCRETE SLABS

- Rooftop terraces (solariums) finished with porcelain tile flooring and swimming pool areas.
 - Dedicated technical and service areas integrated within the building structure.
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ALUMINUM FRAMES AND GLASS

- P92 aluminum window and door systems (black finish).
- 1/4" laminated glass with stainless steel fasteners.
- Glass railings featuring 4+4 clear tempered laminated glass with stainless steel anchoring systems.

INTERIOR WOODWORK

- Main entrance doors made of engineered wood with wood finish, stainless steel hinges, and lockset.
- Interior doors in veneered MDF wood finish with stainless steel hinges and silver lever handles.
- Closets in veneered MDF wood finish, equipped with concealed pressure hinges and integrated invisible handles.

INTERIOR FINISHES

- Walls finished with smooth plaster and skim coat, painted with premium white acrylic paint.
- Ceilings finished with gypsum plaster and latex-based coating for enhanced durability, painted in white acrylic paint.
- Suspended ceilings in bathrooms and kitchens using sheetrock panels, finished with skim coat and white acrylic paint.
- Interior apartment flooring in porcelain tile, size 60x120 cm and/or 60x60 cm, light gray cement-look finish.
- Terrace flooring in anti-slip porcelain tile, size 22.5 x 120 cm, wood-look finish.

KITCHEN

- Custom upper and lower cabinetry manufactured in moisture-resistant MDF.
- Soft-close cabinet doors and drawers with premium-quality hardware.
- Countertops in quartz or 2 cm natural granite.
- Fully equipped with built-in cooktop, built-in gas oven, range hood, single-lever faucet, refrigerator, and washer/dryer.

BATHROOMS

- Wet areas finished with porcelain tile cladding.
- White sanitary fixtures and designer vanity with integrated sink, single-lever faucet, and mirror.
- Premium bathroom fixtures and tempered glass shower enclosure.

SWIMMING POOLS

- Reinforced concrete structural walls.
 - Finished with glass mosaic tile (gresite) combined with pool coat finish.
 - Pool coping finished with the same material used on terrace flooring.
 - Equipped with filtration and water treatment systems.
 - Glass front edge with infinity pool effect.
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GENERAL INSTALLATIONS

PLUMBING & SANITATION

- PPR polypropylene piping for potable water and PVC piping for drainage systems, according to project specifications.
 - Main shut-off valve and independent shut-off valves for each wet area.
 - Hot water supplied through an on-demand water heating system.
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AIR CONDITIONING

- Pre-installation for air conditioning systems, including drainage, electrical connections, and refrigerant lines.
 - Slim Fan Coil air conditioning units in bedrooms.
 - Fan Coil air conditioning systems in common living areas.
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ELECTRICAL & TELECOMMUNICATIONS

- Electrical outlets and telecommunications connections installed according to project specifications using concealed THHN wiring.
 - TV/FM outlets provided in the living room and primary bedroom.
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PARKING

- Located within the building's underground parking level.
 - Polished concrete flooring with numbered parking space signage.
 - Designated accessible parking spaces available.
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LANDSCAPING

- Natural grass and native vegetation, including palm trees, cocoplum (Jicaco), and sweet potato vine (Batatilla).
- Green perimeter landscaping with native hedges and shrubs, including Calliandra and Coralillo species.