

QUALITY REPORT - THE GEM:

At the heart of Cap Cana, you will find The Gem, an exclusive residential development that redefines the concept of luxury and comfort. This project, composed of 52 homes with large terraces, offers an unparalleled lifestyle in one of the most prestigious destinations in the Caribbean.

The Gem is distinguished by its exceptional common areas, which include a putting green, a large swimming pool, a BBQ area, a children's playground, a sports bar, a golf simulator and a fully equipped gym. These amenities are designed to provide a sophisticated and relaxed living experience, in an environment surrounded by world-class golf courses.

In addition, the privileged location of The Falls allows you to enjoy the serenity and natural beauty of Cap Cana, being only 3 minutes from the most exclusive beaches. This project not only offers a home, but a unique lifestyle, where every detail has been carefully thought out to exceed the most demanding expectations.



BUILDING ESPECIFICATIONS

COMMON AREAS AND AMENITIES

1. Private Security

Front desk and concierge staff providing exquisite and personalized attention.
Drop Off with security checkpoint for user reception.



2. Swimming Pool

Sheet of water that has a paved beach area for hammocks





THE GEM



3. Putting Green

Short Game Practice Area



4. Playground

Enclosed space next to the pool area with children's games.

5. Dog park

Fenced space with 645 sqf for pets.

6. BBQ Area

1076 sqf covered to provide shade and outdoor kitchens for barbecues.

7. GYM

Fully equipped, it has an outdoor area for calisthenics and an indoor area of 645 sqf.





THE GEM



8. Sport bar

Luxurious rooftop cocktail bar with incredible views with integrated screens for the broadcasting of different sports simultaneously.



9. Golf Simulator

Interactive space to practice golf next to the gym area.



10. Car park

One parking space assigned to each apartment and reflected in contract. Parking area for golf buggies for Condominium users. Bicycle Parking Area & Lockers

11. Laundry space

QUALITY FINISHES

KITCHEN AREA

OPPEIN or Similar Equipped HQ Kitchen Cabinets

OPPEIN or Similar White Goods

BATHROOMS

OPPEIN or Similar Bath Screen and Faucets

OPPEIN or Similar Bathroom Cabinet with Mirror

INTERIOR DOORS & CLOSETS

Entrance door equipped with optical peephole.

High Quality Interior doors made of MDF board in white or oak finish. Water-repellent and Fireproof.

CLOSETS: Built-in wardrobes with MDF board doors and melamine interior cladding.

TECHNICAL SPECIFICATIONS

1. STRUCTURE

Foundation according to the indications of the Geotechnical Study

Containment of earth and perimeter walls made by means of piles and/or reinforced concrete walls in accordance with the geotechnical study and current regulations.

Porticoed structure and/or reinforced concrete walls in accordance with current regulations.

2. FACADE

Traditional concrete block with porcelain finish or similar, with laminated plasterboard interior lining with mineral wool insulation.

3. COVERS

Sloping roofs with self-protected polyurethane sheet.

Walkable terraces with porcelain finish.

4. CARPENTRY

Aluminium exterior carpentry. Sliding windows leading to the terrace and folding windows in interior bedrooms.

5. INTERIOR PARTITIONING

Interior divisions made by laminated plaster partitions anchored to galvanized steel profiles. Separation between apartments and in dividers with common areas, by means of traditional concrete block lined with laminated plasterboard or by laminated plaster partitions anchored to galvanized steel profiles and insulated by mineral wool. In all cases, water-repellent plates for wet areas

6. FLOORING AND TILING

Ceramic stoneware tiling.

High quality porcelain stoneware flooring both inside and outside homes.

Exterior porcelain stoneware finish and interior mosaic tile on cementitious elastic waterproofing and protective mortar arranged on general roof primer.

7. PAINTING AND FALSE CEILINGS

Interior false ceilings made of laminated plasterboard throughout the house. Water-repellent plates for wet areas.

False exterior ceilings with a wood look.

White plastic paint with a smooth finish on vertical and horizontal walls.

8. PLUMBING AND HOT WATER INSTALLATIONS

Individualized plumbing installation per apartment.

Generation of DHW through an individualised gas boiler per home.

9. ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Complete installation in compliance with current regulations.

Top quality electrical mechanisms.

Individual meters per dwelling.

Watertight plug on terraces.

LED Lighting

10. AIR CONDITIONING

Individual system per apartment with temperature control per stay. VRF or multi-split system combine with Fancoil system

11.COMMON AREAS

Interior amenities, communication cores and access halls to the apartments are floored in porcelain stoneware and partitions made of concrete block.

Energy-efficient lighting in entrances, corridors and outdoor areas. Presence detectors with timer for lighting control in entrances, stairs and floor lobbies.

Lifts with energy-efficient, accessible lighting cabins and automatic doors.

12.URBANIZATION

Landscaping with native plant species and low water consumption.

Swimming pool finished with mosaic tiles or similar.

Non-slip porcelain flooring or natural stone.

13.ENERGY EFFICIENCY AND SUSTAINABILITY

The collection of rainwater for irrigation is planned

The implementation of sustainable drainage systems (SUDs) is planned for the
Maximum use of water

NOTE

This document details in a general way the characteristics and finishes of the homes, common areas and urbanization, without specifying details or exceptions. For complete information, you need to refer to the sales plan.

GRUPO JOSEDA reserves the right to make changes, as long as they do not negatively affect the quality of the products.