

# KAIROS

BY SEASTONE HOMES



# 01. KAIROS THE BEST PLACE TO LIVE

LOCATION - *When nature embraces you*

LIFESTYLE - *Calm and activity in the Garraf region*

# 02. THE PROJECT INNOVATING TO IMPROVE YOUR FUTURE

# 03. THE PROPERTIES HOMES FULL OF EXPERIENCES

# 04. COMMERCIAL FLOOR PLANS GET TO KNOW YOUR SPACE

# 05. QUALITY REPORT DETAILS THAT MAKE THE DIFFERENCE



# THE BEST PLACE TO LIVE

## KAIROS

Discover Kairos, an exceptional real estate project and **the best option for those seeking a modern and efficient home** in a development with all the amenities, located in a **privileged environment**.

Choose to live in one of these magnificent single-family homes built in the municipality of Sant Pere de Ribes, **near Sitges and less than an hour from Barcelona**. Plan your future between the sea and the mountains, surrounded by nature, yet with access to all kinds of services thanks to excellent transport connections.



## WHEN NATURE EMBRACES YOU

### LOCATION

Kairos rises in an **exceptional location**, in the region of Garraf, just minutes from the coast and at the foot of a unique area like the Garraf Natural Park.




**Quality of life is guaranteed in an ideal setting for those who value contact with nature without moving away from important cities** like Sitges, only ten minutes away, and Barcelona, just over forty.

Additionally, its excellent public transport and road connections, with easy access to the C-32 highway and the coastal road C-31, allow travel to Josep Tarradellas Barcelona-El Prat Airport in just 25 minutes.






**KAIROS**  
BY SEASTONE HOMES

**SANT PERE DE RIBES - CENTRO**

-  15 min.
-  9 min.
-  1h

**SITGES**

-  17 min.
-  10 min.
-  1h



## PLACES OF INTEREST

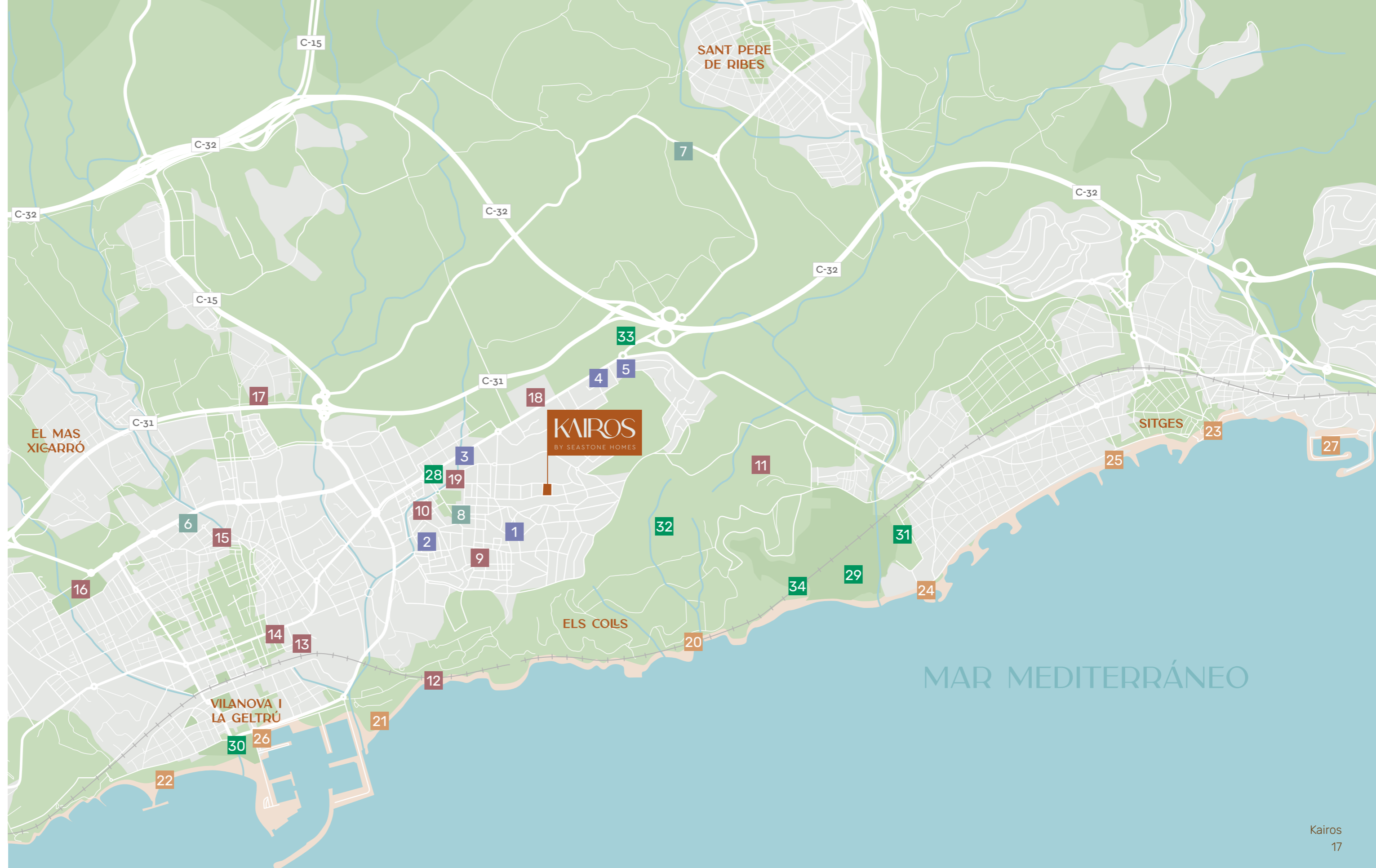
1. Santa Eulalia School
2. Alexandre Galí High School
3. Richmond International British School
4. The Olive Tree School
5. Lycée Français International Bel Air

6. Sant Antoni Abat Hospital
7. Sant Camil Hospital Residence
8. Primary Care Centre

9. Les Roquetes Town Hall
10. Teatre La Bòbila
11. Miralpeix Castle
12. Niu d'amentralladores
13. Catalonia Railway Museum
14. Víctor Balaguer Library Museum
15. Romàntic Can Papiol Museum
16. Torre d'Enveja
17. Parc Comercial Vilanova
18. Valentí Village Shopping Centre
19. La Sínia Municipal Market

20. L'Home Mort Beach
21. Sant Cristòfol Beach
22. Ribes Roges Beach
23. Playa de la Marina d'Aiguadolç
24. Les Anquines Beach
25. Sitges Beach
26. Club Nàutic de Vilanova
27. Port d'Aiguadolç

28. Miguel Meca Torres Sports Centre
29. Terramar Golf Club
30. "Ribes Roges" Park
31. Terramar Gardens
32. Vilanova to Sitges Trail
33. Serra dels Paranys
34. Bike lane to Sant Pere de Ribes



# CALM AND ACTIVITY IN THE GARRAF REGION

## LIFESTYLE

Living in Kairos opens **a world of opportunities**. You'll have access to all services without giving up the peace of an unmatched natural environment.

Its location allows you to breathe **the calm that comes from contact with nature**. Additionally, its Mediterranean climate guarantees pleasant temperatures most of the year, favouring outdoor activities, including golfing at courses like Club Terramar or sailing at the Sitges – Aiguadolç Marina.

Enjoy endless beach days in the pleasant waters of the Mediterranean or explore the many marked walking and biking routes in the area.

Opt for a comfortable and relaxed lifestyle, with the convenience of **reaching Sitges or Barcelona in just minutes**. A whole world at your fingertips: educational and healthcare centres, supermarkets, restaurants... Choose the best for you and your loved ones.





# INNOVATING TO IMPROVE YOUR FUTURE

## THE PROJECT

Kairos presents an **innovative and sustainable project**, tailored to you. Semi-detached single-family homes with **excellent finishes and high-quality materials**, along with an exceptional layout that makes the most of the space.

Homes designed to be enjoyed, featuring **magnificent shared areas, with a spectacular swimming pool and large landscaped areas** that offer the perfect space for your leisure and relaxation time.

Plan your future in a family-friendly and safe environment, a residential area where you'll find the peace you've been looking for.



BATHE IN THE LIGHT OF THE  
MEDITERRANEAN



# HOMES FULL OF EXPERIENCES

## THE PROPERTIES

Welcome to the home of your life: functionality and comfort in a privileged location. Discover a **spacious home** with a modern design that maximises natural light.

These semi-detached houses are distributed over **two floors and include a private underground garage**. Kairos adapts to you and your needs, offering **three- and four-bedroom homes**. All of them have three bathrooms.

**Enjoy your private garden**, the perfect space for relaxed gatherings with family and friends. Breathe the cleanest air from the peace of your own home.





















# GET TO KNOW YOUR SPACE

## COMMERCIAL FLOOR PLANS

**KAIROS**  
BY SEASTONE HOMES

**PROPERTY A1**  
4 Bedrooms • 3 Bathrooms

**BASEMENT FLOOR**

Garage	76.01 m <sup>2</sup>
Stairs	3.44 m <sup>2</sup>
Foyer	1.42 m <sup>2</sup>
<b>TOTAL USABLE AREA</b>	<b>80.88 m<sup>2</sup></b>
<b>TOTAL BUILT AREA</b>	<b>92.66 m<sup>2</sup></b>

**GROUND FLOOR**

Entrance Hall	1.06 m <sup>2</sup>
Bathroom 1	3.25 m <sup>2</sup>
Laundry Room	3.79 m <sup>2</sup>
Kitchen/living/dining room	13.16 m <sup>2</sup>
Hallway	5.83 m <sup>2</sup>
Stairs	4.60 m <sup>2</sup>
<b>TOTAL USABLE AREA</b>	<b>36.59 m<sup>2</sup></b>
<b>TOTAL BUILT AREA</b>	<b>61.20 m<sup>2</sup></b>

**FIRST FLOOR**

Bedroom 1	11.11 m <sup>2</sup>
Bedroom 2	8.04 m <sup>2</sup>
Bathroom 2	4.16 m <sup>2</sup>
Bedroom 3	10.81 m <sup>2</sup>
Bathroom 3	4.16 m <sup>2</sup>
Bedroom 4	11.58 m <sup>2</sup>
Hallway	7.46 m <sup>2</sup>
Stairs	2.34 m <sup>2</sup>
<b>TOTAL USABLE AREA</b>	<b>67.69 m<sup>2</sup></b>
<b>TOTAL BUILT AREA</b>	<b>81.88 m<sup>2</sup></b>

**EXTERIORS**

Balcony	6.52 m <sup>2</sup>
Garden	80.55 m <sup>2</sup>

**PROPERTY**

<b>TOTAL USABLE AREA</b>	<b>205.01 m<sup>2</sup></b>
<b>TOTAL BUILT AREA</b>	<b>235.74 m<sup>2</sup></b>

Center Ball in Ceiling  
Center Ball in Ceiling  
Center Ball in Ceiling  
Center Ball in Ceiling

BASEMENT FLOOR

GROUND FLOOR

FIRST FLOOR

These floor plans are not contractually binding and may undergo changes due to technical, legal or administrative requirements, or at the initiative of the lead architects, without compromising quality standards. All furniture is purely decorative and not part of the project or quality report.

# KAIROS

BY SEASTONE HOMES

## PROPERTY A1

4 Bedrooms • 3 Bathrooms



### BASEMENT FLOOR

Garage: ..... 76,01 m<sup>2</sup>  
 Stairs: ..... 3,44 m<sup>2</sup>  
 Foyer: ..... 1,40 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 80,85 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 92,66 m<sup>2</sup>**

### GROUND FLOOR

Entrance Hall: ..... 1,86 m<sup>2</sup>  
 Bathroom 1: ..... 3,25 m<sup>2</sup>  
 Laundry Room: ..... 3,79 m<sup>2</sup>  
 Kitchen-living-dining room: ..... 33,16 m<sup>2</sup>  
 Hallway: ..... 5,83 m<sup>2</sup>  
 Stairs: ..... 4,60 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 52,50 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 61,20 m<sup>2</sup>**

### FIRST FLOOR

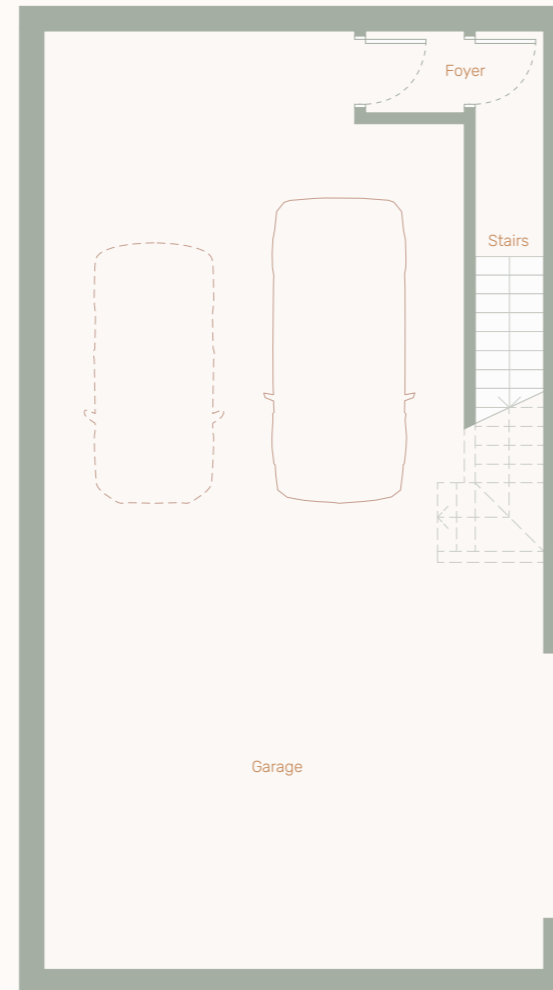
Bedroom 1: ..... 11,11 m<sup>2</sup>  
 Bedroom 2: ..... 8,04 m<sup>2</sup>  
 Bathroom 2: ..... 4,16 m<sup>2</sup>  
 Bedroom 3: ..... 16,81 m<sup>2</sup>  
 Bathroom 3: ..... 4,16 m<sup>2</sup>  
 Bedroom 4: ..... 11,58 m<sup>2</sup>  
 Hallway: ..... 9,46 m<sup>2</sup>  
 Stairs: ..... 2,34 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 67,69 m<sup>2</sup>**  
**TOTAL BUILT AREA ..... 81,88 m<sup>2</sup>**

### EXTERIORS

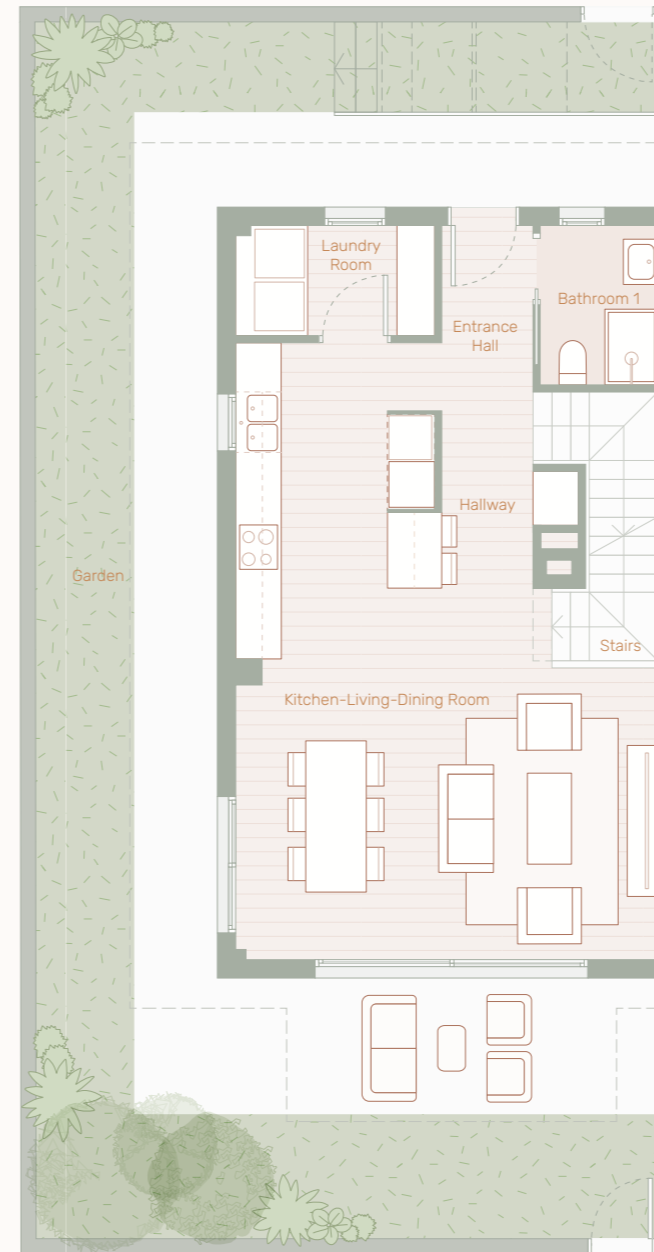
Balcony: ..... 6,52 m<sup>2</sup>  
 Garden: ..... 80,55 m<sup>2</sup>

### PROPERTY

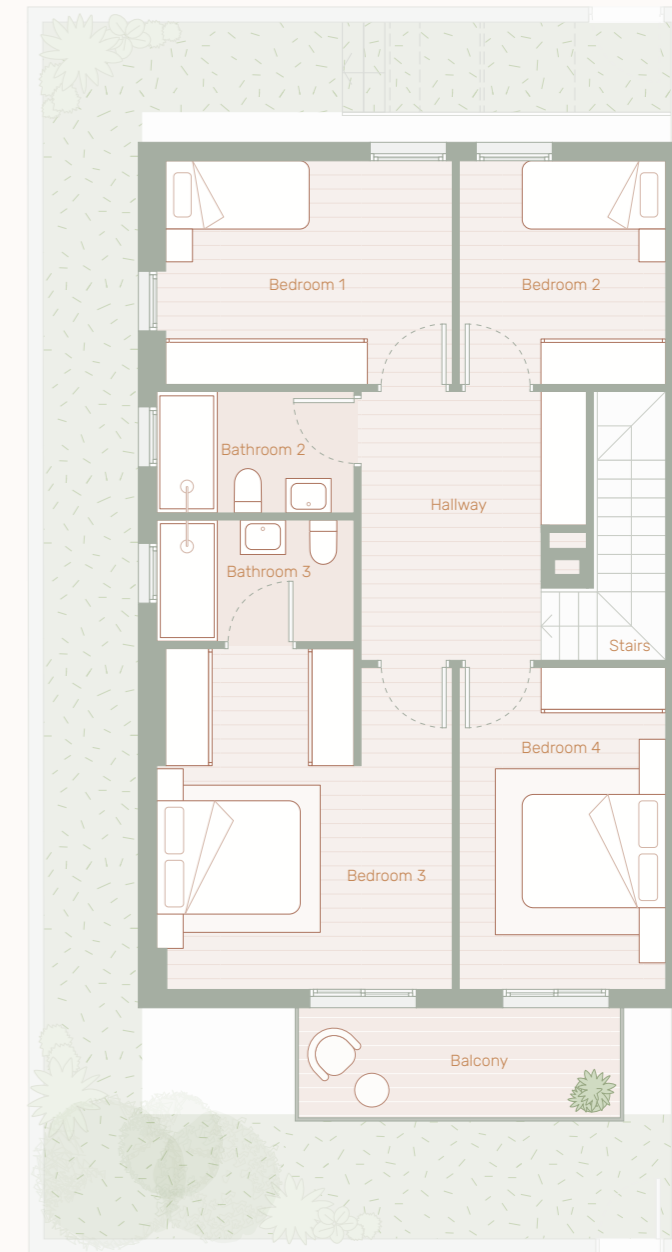
**TOTAL USABLE AREA: ..... 201,01 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 235,74 m<sup>2</sup>**



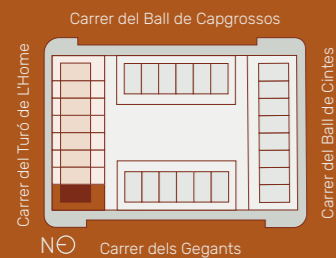
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



These floor plans are not contractually binding and may undergo changes due to technical, legal and administrative requirements, or at the initiative of the lead architects, without compromising quality standards. All furniture is purely decorative and not part of the project or quality report.

# KAIROS

BY SEASTONE HOMES

## PROPERTY A2

3 Bedrooms • 3 Bathrooms



### BASEMENT FLOOR

Garage: ..... 35,33 m<sup>2</sup>  
 Stairs: ..... 4,48 m<sup>2</sup>  
 Foyer: ..... 1,40 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 41,21 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 47,85 m<sup>2</sup>**

### GROUND FLOOR

Entrance Hall: ..... 1,86 m<sup>2</sup>  
 Bathroom 1: ..... 3,25 m<sup>2</sup>  
 Laundry Room: ..... 3,62 m<sup>2</sup>  
 Kitchen-living-dining room: ..... 32,16 m<sup>2</sup>  
 Hallway: ..... 5,82 m<sup>2</sup>  
 Stairs: ..... 4,60 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 51,33 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 59,16 m<sup>2</sup>**

### FIRST FLOOR

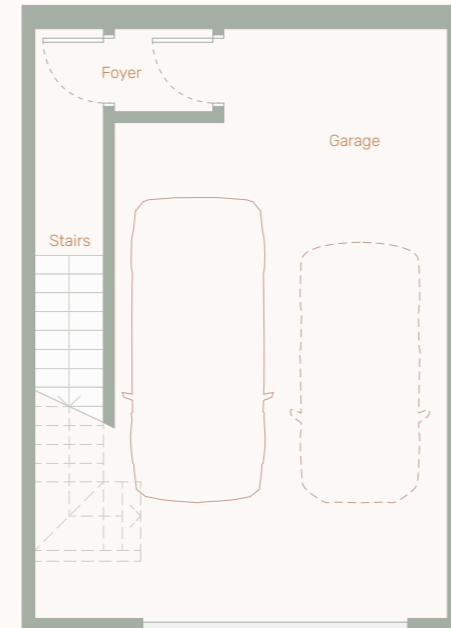
Bedroom 1: ..... 11,70 m<sup>2</sup>  
 Bedroom 2: ..... 8,11 m<sup>2</sup>  
 Bathroom 2: ..... 4,16 m<sup>2</sup>  
 Bedroom 3: ..... 12,64 m<sup>2</sup>  
 Bathroom 3: ..... 4,16 m<sup>2</sup>  
 Walk-in Closet: ..... 6,59 m<sup>2</sup>  
 Hallway: ..... 4,94 m<sup>2</sup>  
 Stairs: ..... 2,34 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 54,64 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 66,41 m<sup>2</sup>**

### EXTERIORS

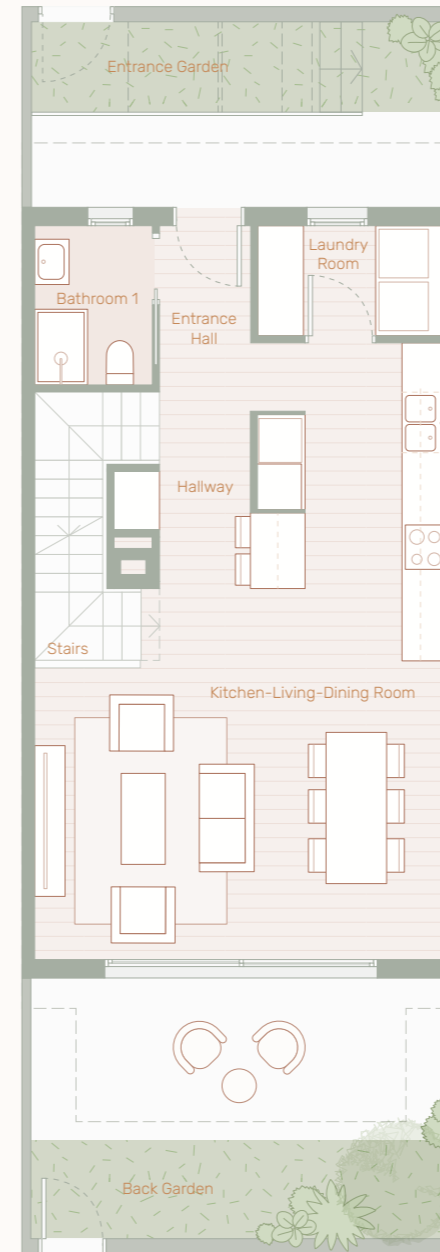
Balcony: ..... 6,53 m<sup>2</sup>  
 Entrance Garden: ..... 13,72 m<sup>2</sup>  
 Back Garden: ..... 24,92 m<sup>2</sup>

### PROPERTY

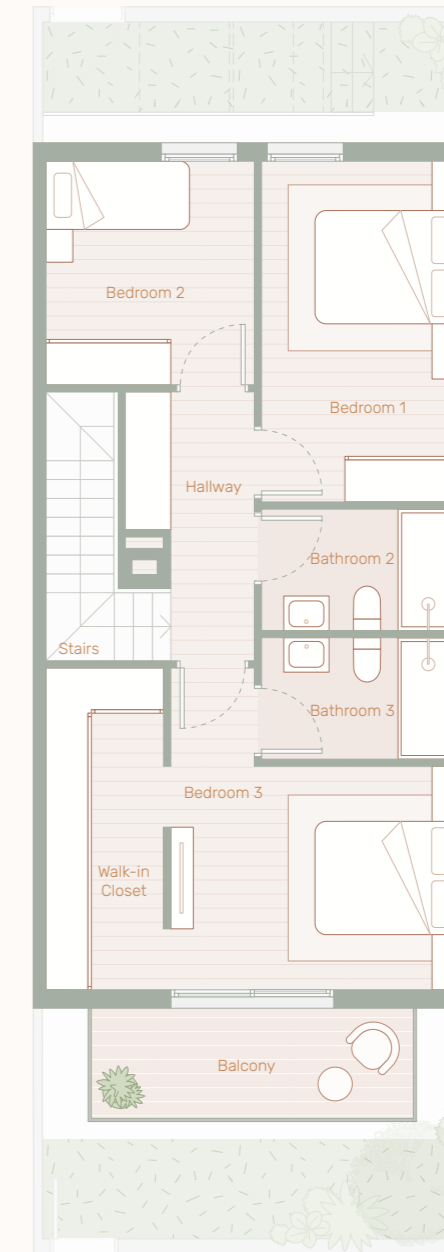
**TOTAL USABLE AREA: ..... 147,18 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 173,42 m<sup>2</sup>**



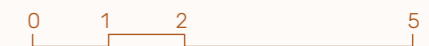
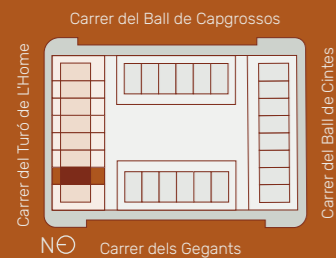
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



These floor plans are not contractually binding and may undergo changes due to technical, legal and administrative requirements, or at the initiative of the lead architects, without compromising quality standards. All furniture is purely decorative and not part of the project or quality report.

# KAIROS

BY SEASTONE HOMES

## PROPERTY B1

4 Bedrooms • 3 Bathrooms



### BASEMENT FLOOR

Garage: ..... 42,72 m<sup>2</sup>  
 Stairs: ..... 3,18 m<sup>2</sup>  
 Foyer: ..... 1,40 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 47,29 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 56,92 m<sup>2</sup>**

### GROUND FLOOR

Entrance Hall: ..... 1,86 m<sup>2</sup>  
 Bathroom 1: ..... 3,25 m<sup>2</sup>  
 Laundry Room: ..... 3,39 m<sup>2</sup>  
 Kitchen-living-dining room: ..... 31,53 m<sup>2</sup>  
 Hallway: ..... 5,82 m<sup>2</sup>  
 Stairs: ..... 4,60 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 50,47 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 59,16 m<sup>2</sup>**

### FIRST FLOOR

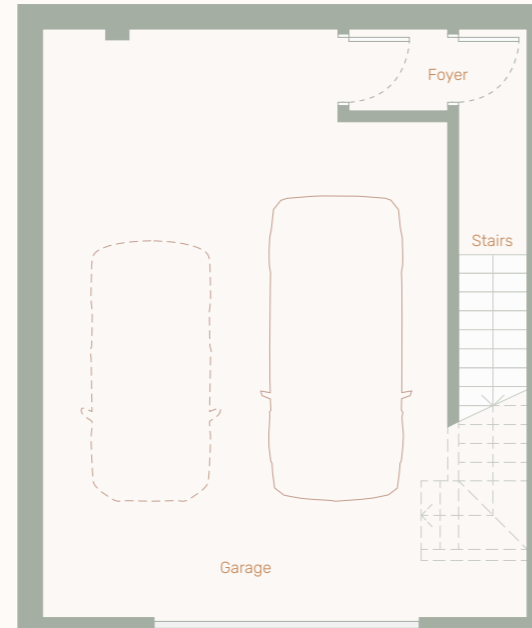
Bedroom 1: ..... 10,52 m<sup>2</sup>  
 Bedroom 2: ..... 8,00 m<sup>2</sup>  
 Bathroom 2: ..... 4,16 m<sup>2</sup>  
 Bedroom 3: ..... 15,96 m<sup>2</sup>  
 Bathroom 3: ..... 4,16 m<sup>2</sup>  
 Bedroom 4: ..... 11,58 m<sup>2</sup>  
 Hallway: ..... 8,75 m<sup>2</sup>  
 Stairs: ..... 2,34 m<sup>2</sup>  
**TOTAL USABLE AREA: ..... 65,51 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 79,58 m<sup>2</sup>**

### EXTERIORS

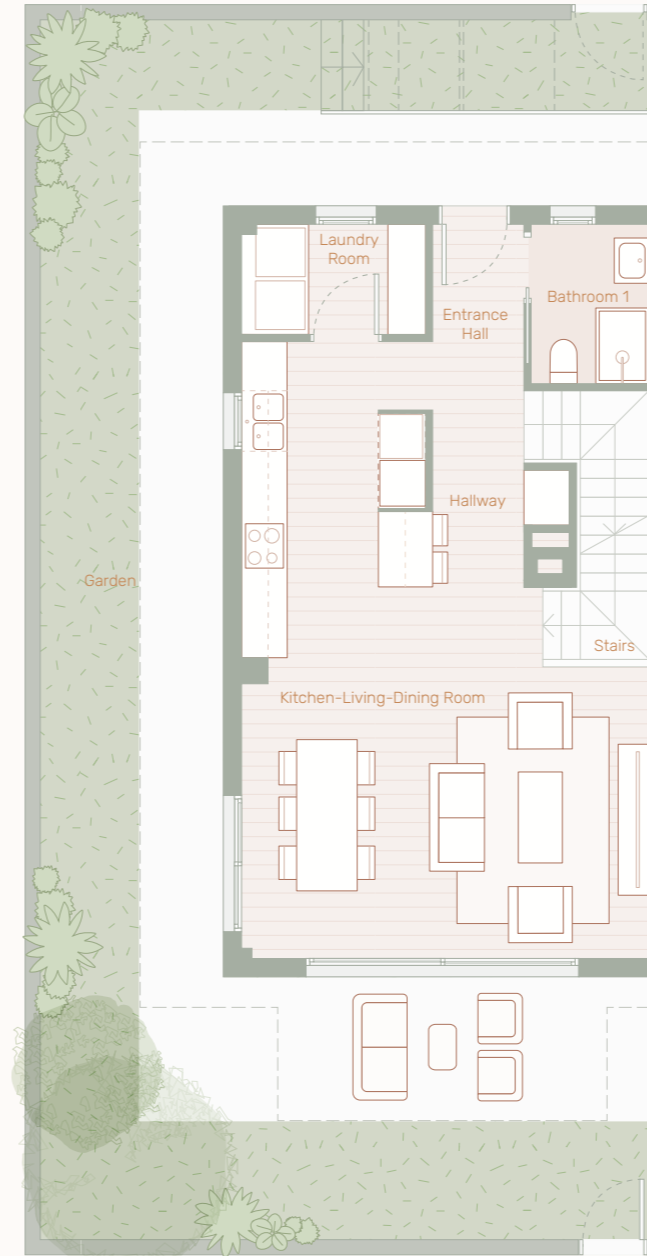
Balcony: ..... 6,53 m<sup>2</sup>  
 Garden: ..... 72,27 m<sup>2</sup>

### PROPERTY

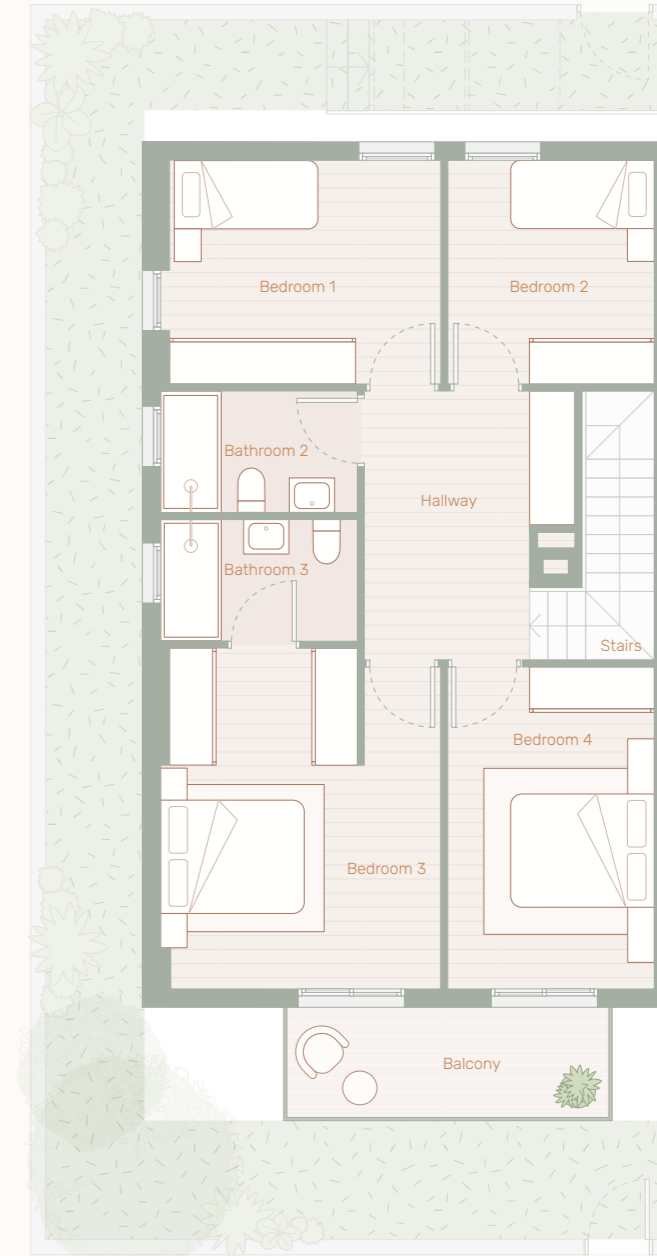
**TOTAL USABLE AREA: ..... 163,27 m<sup>2</sup>**  
**TOTAL BUILT AREA: ..... 195,66 m<sup>2</sup>**



BASEMENT FLOOR



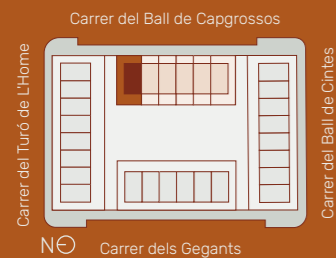
GROUND FLOOR



FIRST FLOOR



These floor plans are not contractually binding and may undergo changes due to technical, legal and administrative requirements, or at the initiative of the lead architects, without compromising quality standards. All furniture is purely decorative and not part of the project or quality report.





## FOUNDATION AND STRUCTURE

- Reinforced concrete footings supporting walls and columns.
- Concrete slab with steel mesh laid over a gravel drainage layer. Basement walls made of reinforced concrete protected on the back with paint and a waterproofing sheet, protection sheet and drainage layer at the base.
- Reinforced concrete columns, beams, and slabs.
- Reticular slab structures and reinforced concrete stair slabs.

## ROOFS

- All roofs and terraces are waterproofed, thermally and acoustically insulated.
- They consist of a vapour barrier, double asphalt sheet waterproofing with reinforcement at junctions with vertical walls.
- The finish will be gravel for non-trafficable or occasionally landscaped roofs and non-slip porcelain stoneware paving for trafficable terraces.

## FAÇADES

- Enclosure made of "gero" wall or Glasroc-type wall in parameters, clad with an exterior thermal insulation system (SATE type).
- Inside the home, lined with a self-supporting galvanised metal structure with thermal and acoustic insulation made of rock wool and clad with plasterboard. The street-facing façade will be clad with natural stone.

- The façade of the home will be partially clad with porcelain stoneware on the ground floor. The rest will be finished with fine white render.

## INTERIOR LAYOUT

- The interior layout will be constructed with plasterboard partitions containing thermal and acoustic insulation.
- Wet areas will be finished with moisture-resistant plasterboard. Ceilings will be made with BA 13 plasterboard on a metal structure.
- Ceilings containing machinery will have a 60x120 cm inspection hatch for access to the air conditioning units (fan coils).
- Separation between properties will consist of a ceramic wall or plasterboard partition, lined with rock wool insulation and clad with plasterboard.

## STAIRS

- The stairs will be constructed in reinforced concrete, clad in SPC parquet imitation from the brand PORCELANOSA.
- The railing will be made of glass with stainless steel posts.



## COMMUNAL OUTDOOR ELEMENTS

- Plot boundary walls made of concrete, clad and adapted to the street's slope. Swimming pool measuring 5x15 m on several levels with a maximum depth of 160 cm.
- Landscaped and partially paved surroundings. Gates for access to the communal garden and private gardens made of lacquered iron or aluminium.
- Fencing between private gardens will consist of plastered and painted masonry walls and/or white exposed concrete block or galvanised fencing. The garden dividers will include a section of aluminium or fencing. Dividing wall of 1.80 m, either fully masonry or with 80 cm of lacquered dark grey aluminium fencing with vertical slats or mesh fencing.



## COMMUNAL INSTALLATIONS

- Automatic irrigation.
- Audiovisual installations in accordance with regulations and video intercom.

## PERIMETER ENCLOSURE

- The fence facing the street will consist of a concrete and/or concrete block wall and metal or aluminium profile fencing or similar. The pedestrian access gate will be aluminium with the same features as the fence. The vehicle access gate will be galvanised and lacquered steel with motorised electric operation. The rest of the perimeter fence will be made of metal or aluminium profiles or similar, placed on a masonry wall.

## PARKING

- Continuous trowelled concrete pavement in private and communal areas.
- Walls plastered and painted or gypsum-finished.
- Perimeter wall of exposed concrete.
- Individual motorised door with remote control.
- General motorised swing or sectional door with remote control.

## EXTERIOR CARPENTRY

- The entrance door will be made of wood or aluminium or similar, with the interior side lacquered white. It will be armoured and anti-leverage.
- Exterior carpentry will be made of aluminium or PVC with thermal break profiles, tilt-and-turn mechanisms on operable elements, and lift-and-slide doors where applicable.
- Glazing will be double low-emissivity insulating glass with an air chamber, with safety glass in areas at risk of breakage.
- Blinds will be thermal aluminium, roll-up, self-locking with security systems and electric operation.

- Basement doors will be fireproof galvanised steel sheet, made with lacquered sheet panels and internal insulation.

## INTERIOR CARPENTRY

- Interior doors will be smooth, white lacquered wood with stainless steel handles and hardware. Smooth white trim, 7 cm wide.

## FLOORING

- The basement floor will be trowelled and polished concrete in traffic areas.
- The ground floor will offer a choice between 100x100 cm porcelain stoneware from the brand KERATILE, or SPC parquet imitation flooring from the brand PORCELANOSA or similar.



- The first floor will be finished with 8 mm AC5 wood laminate flooring imitation or SPC parquet, PORCELANOSA or similar.
- On the ground floor terrace accessed from the living-dining room, large-format porcelain stoneware tiles (to be defined) will be installed. Other terraces will have non-slip porcelain stoneware tiles in a minimum format of 30x30 cm.
- In the communal hallway and the private access area to the homes, stamped concrete or similar will be used.

## WALL AND CEILING FINISHES

- Smooth plastic paint on walls and ceilings.
- Garage and storage room ceilings finished with plaster and plastic paint or plasterboard.
- Bathrooms tiled with porcelain stoneware.

## SANITARY INSTALLATION

- Cold and hot water installation using multilayer polyethylene pipes and PVC drains.
- Domestic hot water will be produced by an aerothermal heat pump from the brand HITACHI or similar, with an accumulation tank.
- Supply circuit for the heating and cooling system with fan coils on the ground and first floors.

## ELECTRICAL INSTALLATION

- The electrical installation will include at least 8 circuits in flexible PVC tubing.

- Electrical fittings by NIESSEN, ZENIT model in white or similar.
- Interior lighting with recessed LED spotlights in kitchens, bathrooms and hallways.
- Exterior lighting with LED wall sconces.
- Terraces will have a waterproof power outlet and wall sconces.

## CLIMATE CONTROL AND DOMESTIC HOT WATER (DHW)

- All homes will include an aerothermal system for DHW production and heating.
- Heating will be controlled via a programmable thermostat located on both floors.
- Air conditioning (hot and cold) will be distributed through ducts with supply and return grilles in the living-dining room, kitchen and bedrooms.
- Temperature control will be via a thermostat in the main living area.
- Air conditioning will be provided via a ducted heat pump system with outlets in the living room, kitchen, bedrooms, ground, and first floors, with equipment from HITACHI, TRIPLE C R32 model or similar.

## BATHROOMS

- Three-piece bathroom with flush resin shower tray by HIDRO-BOX or similar, and single-lever mixer tap by ROCA, GROHE, or similar, with height-adjustable hand shower.
- The secondary bathroom on the first floor is also a three-piece, with a bathtub and single-lever mixer tap by ROCA or GROHE or similar, with a hand shower.

- White toilet by ROCA or similar, with soft-close lid.
- Bathroom cabinet with 2 drawers, matte white finish, ceramic countertop with integrated basin. Chrome single-lever faucet by ROCA or GROHE or similar.

## KITCHEN

- Delivered fully equipped with high and low cabinets in matte white, high capacity. Drawers and doors feature a soft-close system. Brand: PORCELANOSA or similar.
- Worktop in Silestone or similar, with two colour options and matching backsplash up to the upper cabinets.
- Undermount stainless steel sink by ROCA or similar, installed below the kitchen counter. Dual-function single-lever kitchen tap by ROCA or similar.
- Built-in stainless steel appliances by BOSCH or similar, including:
  - Built-in stainless steel extractor hood
  - Induction cooktop without borders
  - Stainless steel oven
  - Built-in stainless steel microwave



*NOTE 1: This document is for informational purposes only and subject to further development as part of the basic and execution project. Modifications may occur due to technical requirements, at the discretion of the Project Management, and/or obligations imposed by legal or administrative authorities. Thus, the stated areas may vary throughout the process.// NOTE 2: ALL DEPICTED FURNITURE IS PURELY DECORATIVE.// NOTE 3: These floor plans do not reflect the complete development of the private and/or communal installations, which will be detailed in the final project and depend, among other things, on the criteria and requirements of the utility companies (water, sewage, electricity, telecommunications, etc.). Therefore, the stated areas or configurations may change during the process.*

Developer

SEASTONE  
comercial@seastone.es  
**seastone.es**



**SEASTONE**  
HOMES

Sales Agent

SWAN PROPERTY SERVICES  
info@swanps.com  
936 33 76 98  
**swanps.com**

*swan*  
property services

THE BEST PLACE TO LIVE