



LUCAS FOX
INTERNATIONAL PROPERTIES





Foundations and structure

Reinforced concrete structure above ground level - calculated in accordance with current regulations and the Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Study.

Partition walls

Partition walls between dwellings made of brick masonry, lined on both sides with self-supporting, insulating partition walls and double laminated plasterboard. Separation between dwellings and communal areas: self-supporting brickwork on the inside and dry/mixed partitioning on the outside.

Interior partitioning: self-supporting type, with insulation and double laminated plasterboard in dry areas and single WR board in wet areas. False ceilings of laminated plasterboard.

Roofs and terraces

Terraces with non-slip porcelain stoneware finish.

Flooring

General flooring in large-format porcelain stoneware tiles in the living area during the day, with the option of laminate flooring in the night area.



Plumbing and sanitary fittings

Washbasins to be defined in bathrooms.

Cold-opening, single-lever washbasin mixer taps in secondary bathrooms.

Vanity unit with washbasin and mirror in bathrooms.

Wall-hung toilets with concealed cistern and flush push button in bathrooms.

Extra flat shower tray.

Shower screens.

Thermostatic shower cubicle with overhead shower in main bathroom.

Washbasin to be defined in toilets.

Ecological flow taps in compliance with BREEAM certification.

Façades

Two-ply enclosure, the main one in perforated brick, acoustic and thermal insulation, and a double layer of laminated plaster. On the exterior, prefabricated panel cladding. Continuous false ceiling for outdoor use. Glass terrace balustrades.

Carpentry

Exterior: aluminium in a colour to be defined and double glazing with air cavity. Motorised blinds in all bedrooms, and in all properties located on the ground floor.

Interior: reinforced entrance door with security fittings and 3-point security lock.

Lacquered interior doors. Floor-to-ceiling built-in wardrobes with lacquered hinged doors, with LED lighting, internally lined with textile finished casings and fitted with drawer units and hanging rails.

Interior Cladding

Vertical walls of housing units coated with paint, colour to be defined. In the bathrooms, combination of porcelain stoneware tiling and decorative cladding according to the plan.



Installations and equipment

DHW generation and heating by aerothermal energy. Direct expansion air-conditioning system. Underfloor heating. Fibre optic installation in the buildings and homes according to the Telecommunications Plan. TV and data sockets located in the living room and all bedrooms. Domatics in homes and communal areas. Installation of video door entry system. Mechanical ventilation system.

Kitchens

Exclusively designed, fully furnished kitchens, including electrical appliance.





Entrances

Natural stone or porcelain stoneware flooring. Walls with stone or stoneware cladding. Outdoor flooring made of paving stones on the ground floor. Hinged entrance door.

Garages and motorbike parking spaces

Automatic sectional-type door. Pre-installation of charging point for electric vehicles as required by regulations. Concrete floor screed with surface treatment. Parking and motorbike space signage. Ventilation and fire protection measures in accordance with regulations.



Stairs

Metal railings with banisters. LED lighting in communal areas activated by presence detectors.

Storage rooms

Painted vertical walls and tiled floors.

Lifts

With accessible cabins and high quality interior fittings.
Access to all floors and underground levels.



Communal space facilities and equipment

Installation of LED lighting in doorways and stairwells, operated by presence detectors. Outdoor lighting for pedestrian access and landscaped areas. Laminated glass or wire mesh railings. Provision of bicycle racks.

Swimming Pool

Infinity-type swimming pool Porcelain stoneware tiling of the pool and pool-side, anti-slip flooring. Equipped with showers, life rings and portable lifts for the disabled. Sunbathing area.

Landscaped areas

Landscaped area with Mediterranean plants with low water consumption, adapted to the local climate. WPC composite flooring in the living areas. Rubber paving, synthetic grass and gravel in the play area. Provision of wooden or concrete benches.

Amenities

Fully equipped gymnasium.
Sauna, Turkish bath and spa with heated pool.
Toilets, changing rooms and showers.
Play area.
Co-working space and meeting room.
Audiovisual room.