



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

LAFEN



BEST REAL ESTATE AGENCY
OVER 20 OFFICES
SPAIN

Lucas Fox

2023-2024



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

LAFEN



BEST REAL ESTATE AGENCY
SINGLE OFFICE
ANDORRA

Andorra
Lucas Fox Andorra

2023-2024



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

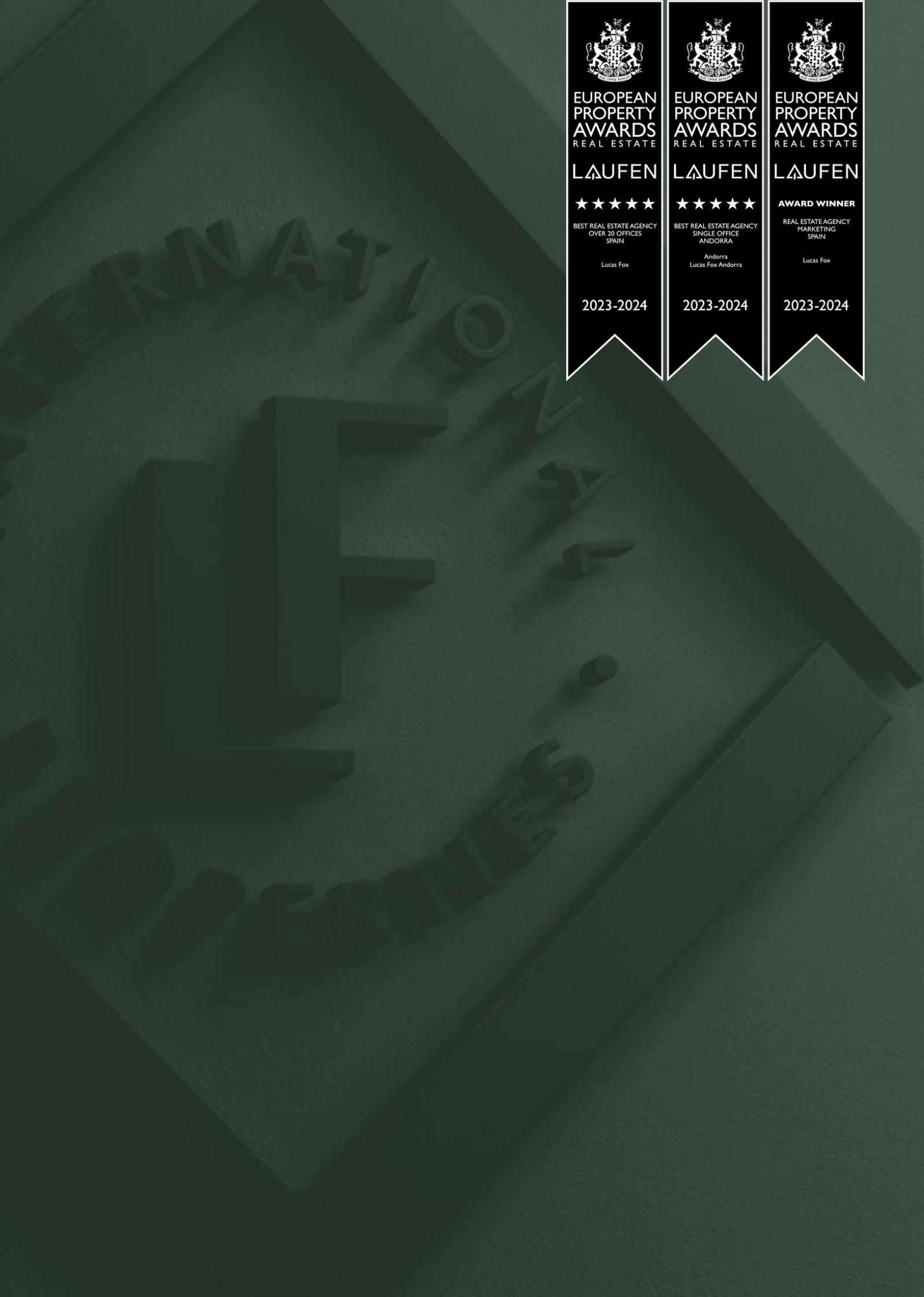
LAFEN

AWARD WINNER

REAL ESTATE AGENCY
MARKETING
SPAIN

Lucas Fox

2023-2024

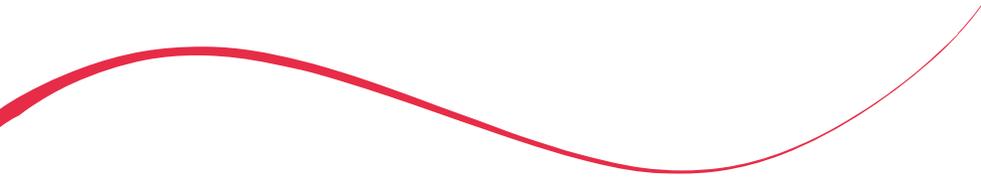




TECHNICAL
SPECIFICATIONS



WhiteHills
VILLAS





Foundation

Reinforced slab foundations, in accordance with the geotechnical study.



Structure

Structure built in reinforced concrete, both slabs and pillars, in accordance with CTE and regulations.



External enclosures

Façade enclosure with an outer leaf made of half a foot of perforated brick, externally clad with SATE insulation (external thermal insulation system) to avoid thermal bridges, interior cladding with water-repellent mortar, and lining with projected polyurethane foam insulation and ceramic brick.

All the façades meet the acoustic requirements established in the DB-HR.

Special attention has been paid to the treatment of thermal insulation, as well as thermal bridges to limit heat loss or gain and avoid hygrothermal problems in them.



Brickwork and Ceilings

Interior partitioning with brick masonry, with plaster finish. False ceiling inside housing units using laminated plasterboard, suspended using metal profiles, according to the needs of the rooms. Vinyl removable false ceiling in rooms where air-conditioning machines are installed.



Roofing

Flat non-trafficable roof, waterproofed with asphalt sheeting and thermal insulation, finished in gravel. The exterior terraces on the ground floor and first floor have a flat roof that can be walked on, waterproofed with asphalt sheeting and thermal insulation if necessary, finished with ceramic paving.



Exterior carpentry

Exterior carpentry in lacquered aluminium with thermal break, with sliding doors in living rooms and tilt and turn doors in other cases, with double glazing on both sides, "climalit" type interior chamber and solar control treatment depending on the orientation of the façade. Includes aluminium roller blinds filled with polyurethane foam. Monoblock type roller shutter box. Cajón de persiana tipo monoblock.



Interior carpentry

Reinforced access door to the home, with security lock, panelled in MDF on the inside and finished in aluminium on the outside. Plain white lacquered interior doors, in high-density MDF, with solid frames and trims. Skirting boards in white lacquered MDF. Modular built-in wardrobes with hinged or sliding smooth doors lacquered in white, structure and interior lined with textile-type melamine board, with metal hanging bar.



Flooring and tiling

Large-format porcelain stoneware floors throughout the interior of the house, including terraces. Top quality porcelain stoneware flooring, thresholds and skirting boards on terraces. Tiled with porcelain stoneware. The kitchen, as it forms part of the living room, will be tiled in the front of the work area, the rest will be finished in smooth plastic paint.



Painting

Smooth plastic paint on interior vertical and horizontal surfaces.
Colour to be determined by DF.



Plumbing and sanitary fittings

Interior installation of housing made with cross-linked polyethylene piping.

Top quality sanitary ware in white vitrified porcelain, top quality vitrified porcelain washbasins.

Flat mineral resin shower tray with non-slip bottom or bathtub, according to project specifications and layouts.

Top quality mixer taps in washbasins, in shower and bathtub; bathroom furniture not included.



Hot water and air-conditioning installation

Complete aerothermal system for DHW production and air-conditioning, consisting of an indoor aerothermal unit to be installed in the basement and an outdoor unit on the roof. For air-conditioning, horizontal fan-coils will be installed in the false ceilings of the bathrooms on the ground and first floors. This system will provide cold/heat to the house by means of ducts to each room. There will be one thermostat per floor. Mechanical ventilation system with heat recovery.



Electricity, telephony and TV installations

Electronic video intercom. Top quality electrical mechanisms. Telecommunications installation carried out in accordance with the new RD/ 346/2011 regulation. Complete installation of electric vehicle recharging point.



Kitchen

Fitted kitchen with large capacity wall and base units with stratified or laminated board, with worktop in artificial stone, Silestone or similar.

Furnishings include ceramic hob, oven and extractor hood.



Outdoor areas

Shaping of outdoor areas with the plot's own land



Basement

Aluminium carpentry and glazing in the same project series on the façade giving access to the back garden.

Wall cladding in large format, interior plaster lining, basement tiled with stoneware, false plasterboard ceiling in bathroom, plastic paint on walls. Including construction of standard bathroom.

Electrical installation according to distribution.



Personalisation of the villas

For the personalisation of the villas, a report of improvements to be chosen by each client will be proposed, which will include different options: top quality finishes and careful design, distribution of the house and partition walls, heating systems, lighting and home automation.



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