



BUILDING SPECIFICATIONS - LOMAS 1

LOMAS DEL
HIGUERÓN
by TOP GESTIÓN

Façades

Exterior finishes using white mortar rendering.

Exterior carpentry

Exterior carpentry in aluminium / PVC, with top of the line insulation features for energy efficiency. Sliding doors in all rooms except in bathrooms. Thermal and acoustic double glazing with security camera in areas at risk of impact.

Railings on property terraces that feature locks and glass elements. As well as pre-installed motorised blinds in bedrooms and living rooms.

Interior carpentry

Interior doors with smooth lacquered panels with a height of 2.10 m and with rubber seals for increased watertightness.

Built-in wardrobes in bedrooms with sliding or hinged doors (according to plan), featuring smooth lacquered panels, lined interior, hanging rail and drawer unit.

Walls and flooring

Interior flooring throughout the property is 75x75 cm top-quality porcelain tiles.

Three colour options available.

Bathroom cladding on some wall areas features top quality

porcelain tiles.

Plumbing and bathroom fittings

TEKA or similar brand wall-hung toilets with integrated cisterns.

'Extra-flat' shower pans and shower screen installation.

Main bathrooms with double vanity.

Second bathrooms with wall-mounted cupboard.

TEKA or similar brand taps.

Air conditioning and hot water

Aerothermal system for DHW.

Hot-cold air conditioning in bedrooms and living room.

Underfloor heating in bathrooms.

Option of upgrading to underfloor heating in the rest of the property.

Other installations

Home automation system with smoke detection and flood sensor with the option of upgrading to integrate the system via smartphone app.

Electricity and telecommunications

Installation of TV system with sockets in living room, bedrooms and terrace.

Jung or similar brand control panel, mechanisms and plugs. Video intercom will also be installed.

Kitchen

Fully equipped kitchens featuring upper and lower cabinets, Silestone or similar worktop, panelled electrical appliances with an energy rating of A or higher: ceramic hob, oven, microwave, extractor hood, refrigerator, dishwasher, washer/dryer.

Solarium terrace

White concrete barbecue.

White jacuzzi with capacity for 5 people. Featuring LED lights.

Communal areas

- Two parking spaces and storage room.
- Lighting control with presence detectors.
- Swimming pool and solarium.
- Communal garden areas and rest areas.
- Pre-installed charging points for electrical vehicles.