



 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★	★★★★★	<b>AWARD WINNER</b>
BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024



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## 1 Foundations and structure

Foundations and structure will be accomplished according to the relevant Land Geotechnical project and the Buildings' Technical Code.

## 2 Envelope

Ventilated interior envelope with extruded aluminium or stoneware panels.

The parapets will consist of ventilated envelopes of solid surface panels or stoneware mechanically anchored to the structure.

## 3 Roofing

The roofs of the building are exclusively designed for maintenance and service of the systems and laid out as either non-walkable or walkable flat roofs, fully waterproofed and provided with thermal and sound insulation.

## 4 Exterior windows and doors

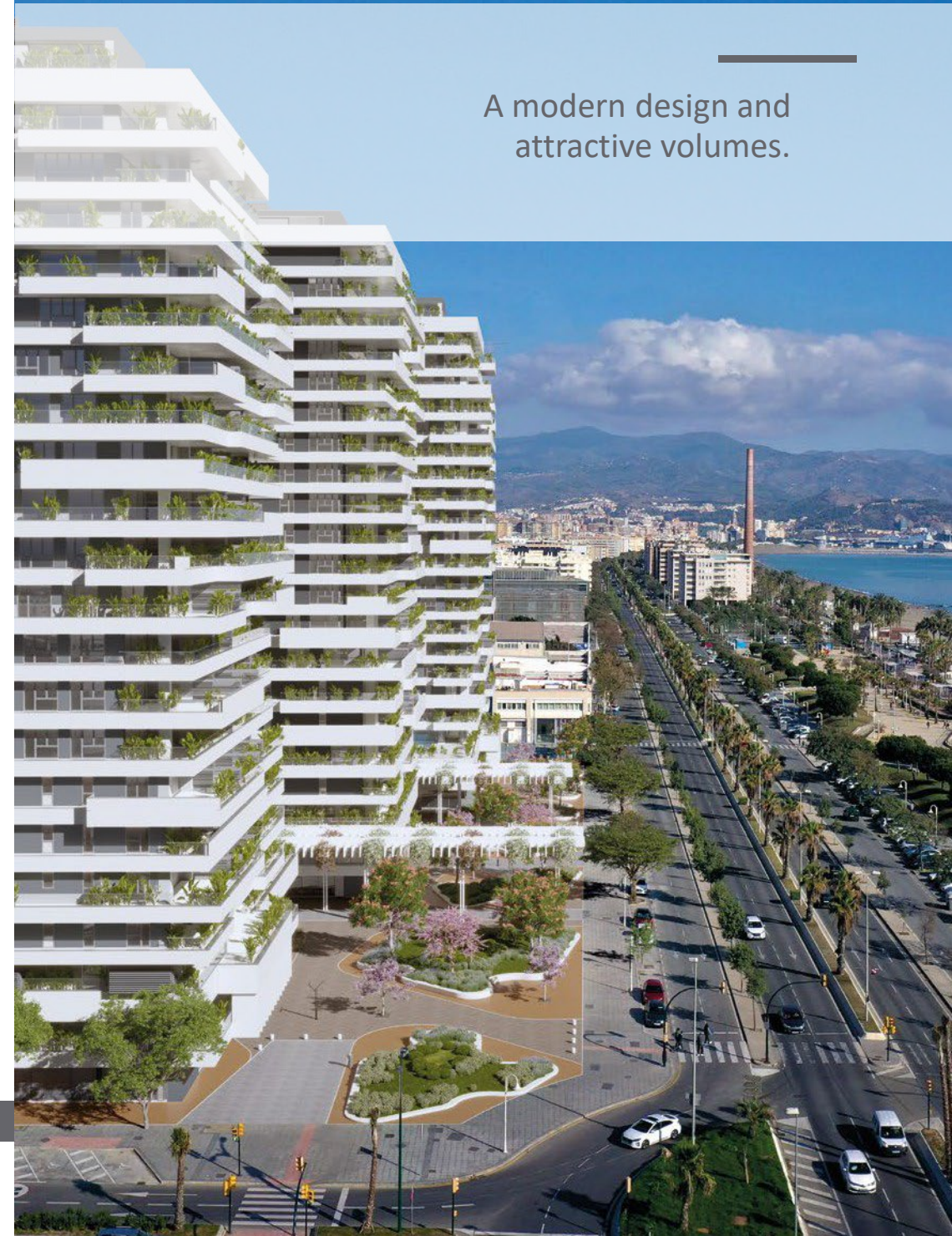
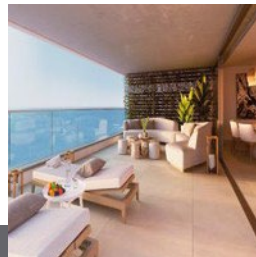
Aluminium windows and doors provided with a protective layer against airborne salt, and thermal break insulation.

Lift & slide and/ or hinged doors in living room by Cortizo.

Security double-glazing to prevent damage from falling elements and impact. High sound-proof capacity. Windows and doors are provided with a layer of tempered glass or laminated safety glass depending on type, intermediate air-filled desiccated spacer and a second laminated safety glass layer with interlaid butyral for acoustic soundproofing.

Provided with a latest-technology solar control glass layer for preventing excessive solar radiation from penetrating the property.

The envelope cladding, hand railings and finishes are made of protective metal against airborne salt.



A modern design and attractive volumes.



## 5 Interior windows and doors

Floor-to-ceiling interior doors are laminated in dyed oakwood. Security property access doors finished in washed oakwood on the exterior side to community areas and dyed oakwood on the interior side. High-security multi-lock system. Security bolts and reinforced strike plate, both adjustable.

Floor-to-ceiling hinged-door modular wardrobes in oakwood laminate in the same fashion as interior doors. High-pressure laminated interiors with hanging bars, shelves, drawers and shoe racks, depending on the type. T-type hinges with retention system.

## 6 Walls and insulation

The interior property walls are drywalls with a 46-mm galvanised steel finish, two 13-mm panels on each side and a 0.038 W/mK 40-45 mm thick semi-rigid mineral wool panel.

In wet rooms, bathrooms or kitchens a 15-mm panel will be installed that is water-proofed on the tiled side and a 0.038 W/mK de 40-45-mm thick semi-rigid mineral wool panel.

The walls between the properties and between the properties and the community areas will be made of a mixed component consisting of sound-proofed half brickwork and a 46-mm galvanised steel finish on both sides, two 13-mm layers and a 0.038 W/mK 40-45-mm thick semi-rigid mineral wool panel.

Maximum thermal  
and sound control



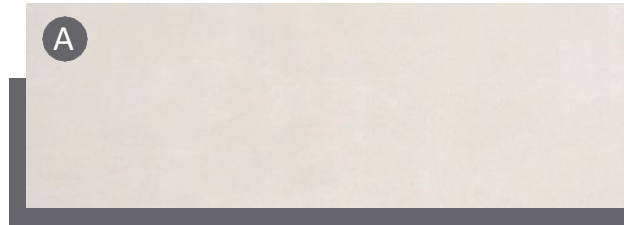
## 7 Flooring and tiling

Concept Nature by Azuvi 120X60-cm large rectified porcelain stoneware floor tiles.

Anti-slip outdoor flooring with Azuvi class C3 rectified porcelain stoneware.



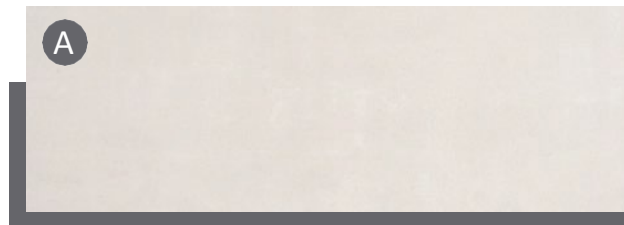
Interior flooring



AZUVI

Concept Nature  
120x60 porcelain  
stoneware

Outdoor flooring

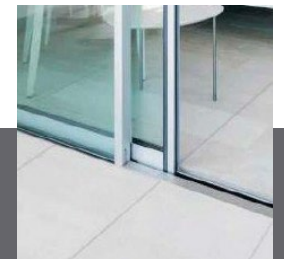


AZUVI

Anti-slip C3  
120x60 porcelain  
stoneware



Continuity between interior  
and terrace outdoor  
flooring.



## 8 Bathrooms

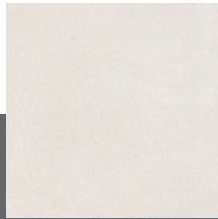
The bathroom walls are made in marble, ceramic mosaic, porcelain stoneware and stucco-style paint, depending on the floor the property is located.

### Wall tiles

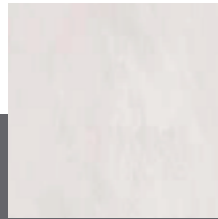


10x10 ceramic mosaic tiles for properties on floors 3-15

### AZUVI



Concept Nature 120x60 porcelain stoneware



Stucco style paint

### Bathtub tiling



Moka Cream marble for properties on floors 3-15



Travertine marble for properties on floors 16-20



ZUCCHETTI.

KALDEWEI

NIC Design

### INCLUDES:

Villeroy & Boch, Avento model suspended WC.

Villeroy & Boch, Avento model bidet.

Zucchetti Pan bidet single-lever tap.

Nic Ovvio / Nic Ciotola wash basin.

Zucchetti Pan wall-mounted wash basin taps.

Floor-embedded invisible shower base.

Two-faucet thermostatic taps in showers and 30-cm rain shower head by Zucchetti Pan. Bathtubs have two-faucet single-lever taps by Zucchetti Pan. Classic Duo by Kaldewei steel bathtubs in sizes 1600x700, 1700x700 and 1800x800 mm.

Saniform Plus by Kaldewei steel bathtubs in size 1500x700 mm. Wall-mounted single-lever bathtub taps by Zucchetti Pan.

Large spaces to make your life more comfortable



## 9 Bathroom units and taps

Bathroom taps are provided by Zucchetti Pan in a silk-effect black; taps are single-lever in bathtubs, thermostatic mixers with rain shower head in showers.

Steel bathtubs. Anti-steam protection mirror over unit top. Nic Ovvio/ Nic Ciotola and/or thermoformed wash basin on a Solid Surface unit top, depending on type, with under top storage. Long-life ceramic suspended bathroom units. Glass shower screens.



ZUCCHETTI.

KALDEWEI

NIC Design

## 10 Kitchens

Gunni & Trentino kitchen and utility room furniture with a matt lacquered finish on floor cupboards, floor-to-ceiling units and island and in laminated oakwood on wall cupboards in models A, B and C. Models D, E, F and G have been provided with texture laminated wood on floor cupboards, floor-to-ceiling units and islands/ peninsulas and in silk-touch stratified panels on wall cupboards.

Worktop and backsplash in Silestone Eternal Calacatta Gold Suede, 12-mm thick for the wall and 40-mm thick for the island in models A, B and C. And 20-mm thick in D, E, F and G models with sides in the same material.

Clip stainless steel high-resistance hinges. Self-closing system in the final portion and three-dimensional adjustment capacity (width, height and depth). All of them are provided with a hinge-integrated "SOFT CLOSE" system.

Storage is provided through TANDEMBOX simple and heavy-weight drawers including BLUM metallic rails for full extraction and pull-out retractable system to cushion closure and reduce potential noise, while also providing 100% stability. Accessories include: cutlery wooden divider, anti-slip liner in simple and heavy-weight drawers, bin, and LED lighting under wall cupboards and heavy-weight drawers. In models A, B y C there is also a retractable power stand in the island worktop and a mobile charger.

Appliances: oven, ceramic cooker, microwave, dish-washer, washing-machine, dryer by Miele. Built-in refrigerator by Liebherr and extractor Hood by Frecan.



## 11 Suspended ceilings and paintwork

Continuous suspended ceiling in the entire property. Perimetral cove lighting where wall and ceilings meet. LED limelights at the transitions between different ceiling heights in living-rooms and bedrooms.

Automatic roller blinds hidden in the curtain recess for darkening the bedrooms by brand Bandalux and activated by a Somfy engine.

Walls and ceilings are finished in plain plastic paint.

**BANDALUX** somfy.

## 12 Electricity, TV and telephone systems

Home automation provided by SISTEMA FREE@HOME ABB:

Touchscreen, technical water and smoke alarms, lighting control (on/off), roller blind control and mobile app.

free@home is a twisted pair bus wiring system designed for home automation use. It allows control and automatic management of lightning (ON-OFF), water leak or fire smoke detection technical alarms and roller blinds, providing also the possibility of linking communication systems of ABB-Welcome doors.

Control is managed through fixed control devices installed on site or from a smartphone.

No special piece of software is required for operation.

It can be set up using your computer's existing browser or through the free@home free application on your smartphone or tablet.

**ABB** Power and productivity  
for a better world™





## 12 Electricity, TV and telephone systems

Simon 100 power switches in black/ white.

### Power:

The electrical system will be installed following the complementary Low Tension Electro-Technical Standards and TIS regulations. The building will also be provided with a power generator. Such generator will be activated in the event of a mains power cut and shall provide power to the most important services to ensure continuity.

The building will be provided with flame retardant cables and reduced smoke dissemination and opacity capacity according to the UNE 21.123 standard.

The ceilings will be provided with LED limelights in the living-room, hallway, and bedrooms. Built-in LED downlights in the ceilings of kitchens, bathrooms and corridors.

### Satellite TV:

The signal receiving systems, main equipment and distribution network have been designed to deliver the signal of QPSK modulated digital channels received from ASTRA and HISPASAT satellites to each proprietor.

### Telephone service:

Installation according to Telecom Infrastructure Sharing regulations for access to telecommunications services within buildings and Order ITC/1644/2011 of 10th of June 2011 of the Ministry of Tourism and Commerce, which develops said regulations.

The following connections are installed for every user:

**Living/dining-room:** Two junction boxes with twisted pair cables (one for double socket), one junction box for coaxial cables for broad band telecom services, one junction box for coaxial cables for radio and TV services and a junction box for fibre optic cables, situated at least 50 cm from the twisted pair double socket.

**Master bedroom:** Two junction boxes with twisted pair cables, one junction box for coaxial cables for broad band telecom services and one junction box for coaxial cables for radio and TV services.

**Remaining bedrooms and kitchen :** One junction box with twisted pair cables, one junction box for coaxial cables for radio and TV services.

**Main terrace:** One junction box for coaxial cables for radio and TV services, for exterior use and power mains outlet.

A junction box for twisted pair cables inside the suspended ceiling of wet rooms where the air-conditioning systems are installed.



## 13 Heating, air-conditioning and hot water supply

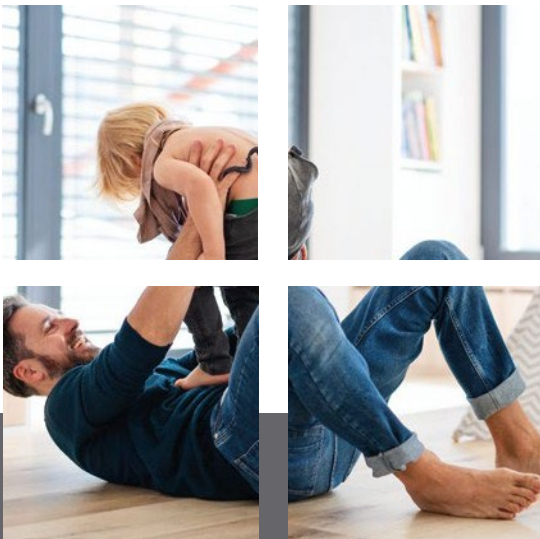
Hot sanitary water and heating are supplied through a centralised aerothermal system for optimum energy saving, but they are controlled by individual meters. In order to ensure a simultaneous service, the system is assisted by a natural gas boiler that is also centralised.

Heating is provided through premium brand underfloor heating systems, while air-conditioning is provided through a Daikin (or equivalent) individual heat pump to obtain greater comfort and optimum response.



## 14 Ventilation and fan extraction system

Mechanical ventilation systems that secure the flow of healthy air in your property as well as your wellbeing and comfort following the Buildings' Technical Code.



# 15 Community areas

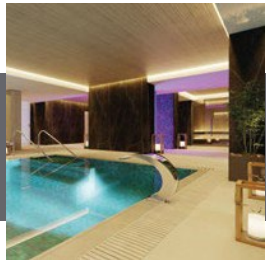
A main lobby on the ground floor and a lobby on the basement. Hallway with aluminium floor mats, wall built-in post boxes in a glossy stainless steel finish, floors in porcelain stoneware. Extra light white-lacquered glass walls combined with high-resistance laminated panels. Plasterboard ceiling painted in white.

Spa:  
Swimming-pool with directed water cannon, hydromassage bench, air bed, bubble area, steam bath and sauna with natural spruce walls.

Experiences for the senses:  
Cold storm: Cold spray shower with colour therapy, blue and white lighting and aromatic essences.  
Tropical rain: Hot spray shower with colour therapy, amber colour and aromatic essences  
Ice fountain.

Gym equipped with outdoor natural lighting and ventilation, provided with changing room.

Playroom with audio-visual room, coworking space with meeting room and sea view terraces as well as an infirmary.



A development designed with the quality of life of its residents in mind.



## 15 Community areas

The penthouse floor offers an outdoor infinity-style swimming-pool, a gastro bar and a solarium.

The second floor offers an indoor swimming-pool and an outdoor swimming-pool with a solarium.

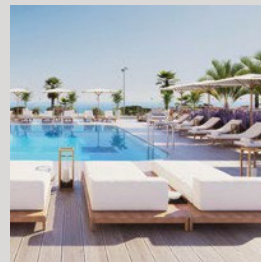
Community terraces:

Combination of rectified stoneware with outdoor composite wood flooring, laid on strips and raised brackets.



Spaces that are worth living in

Innovation, design and quality are its main signs of identity.



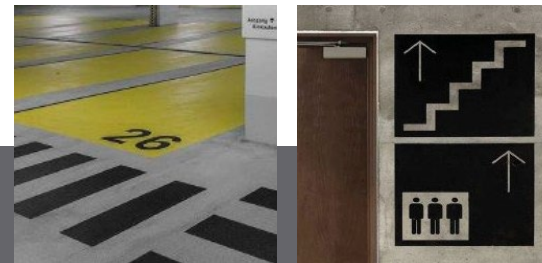
The smallest parking space dimensions  
are 2.50 x 5.00 m

## 16 Community parking area

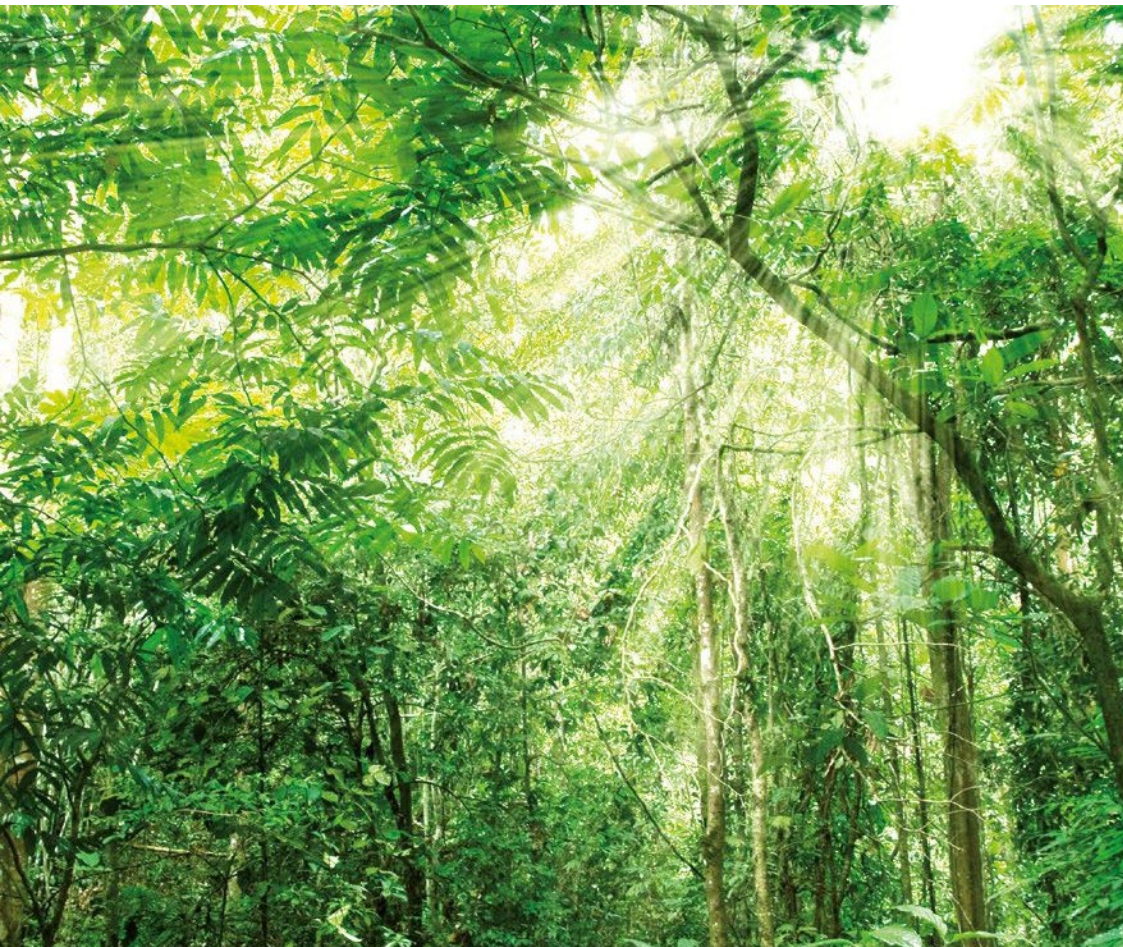
- Epoxy resin continuous flooring in driving area (parking).
- Stoneware in storage rooms and access corridors.
- Plastic paint in storage rooms, hallways and staircases.
- Silicate paint in parking areas and equipment rooms.
- Automated doors for parking area access.
- Lift hallways are tiled in rectified ceramic stoneware.
- Fire sprinklers in the entire parking area.
- The smallest parking space is 2.50 m x 5.00 m.
- Optional charging station for electrical vehicles.

## 17 Customisation options

- Optional finishes in different materials in bathrooms and kitchens.
- Custom Management service.

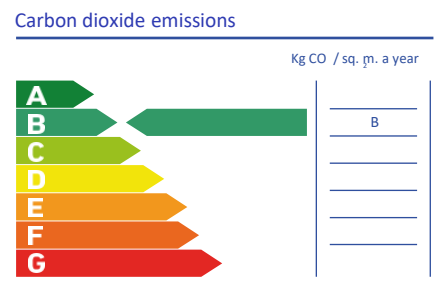
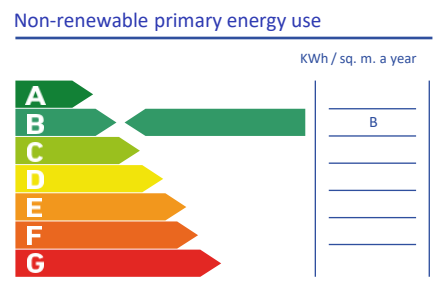


Parking space  
markings and  
pictogram signalling



# 18 Energy classification

- Improvement of construction solutions in order to optimise energy consumption and guarantee user comfort and enjoyment.
- LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.
- Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.
- Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.



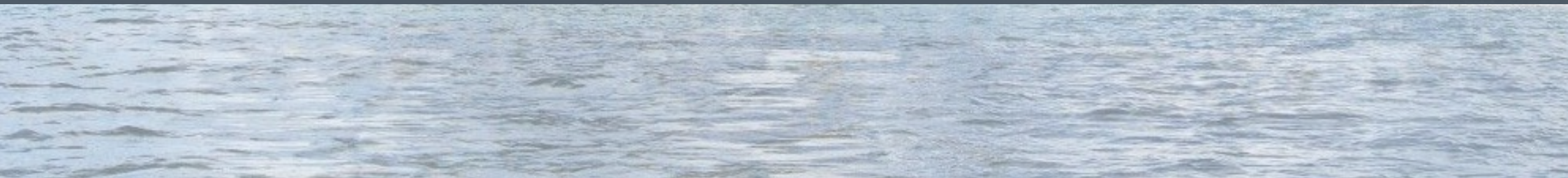
**Note:** This information, drawings, measurements, dimensions and graphic documentation are for guidance only and they are not contractually binding. They may be subject to potential modifications due to technical, legal or administrative requirements deriving from the granting of the necessary permits and authorisations, as well as any construction or design requirements the Construction Managers might need to consider, without detriment to quality. The furniture, garden features and appliances are shown with illustration purposes only and therefore they will not be included in the property, except in the cases where these are specifically included in the list of materials. The wardrobe dimensions refer to the necessary building gaps. The kitchen furniture and the layout of the appliances may vary slightly subject to their final assembly. The flooring and tiling are also shown for illustration purposes only and modifications may apply.

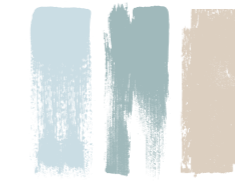
Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.





## FINISHING OPTIONS





## Your home, our project

Our goal is to live out your ideal home. Therefore, we offer you the possibility of customising your home with the exclusive designs created by our architects. You will be able to choose from the different proposals included in our catalogue and, in addition, make personal suggestions that we will try to incorporate into your design as far as possible.

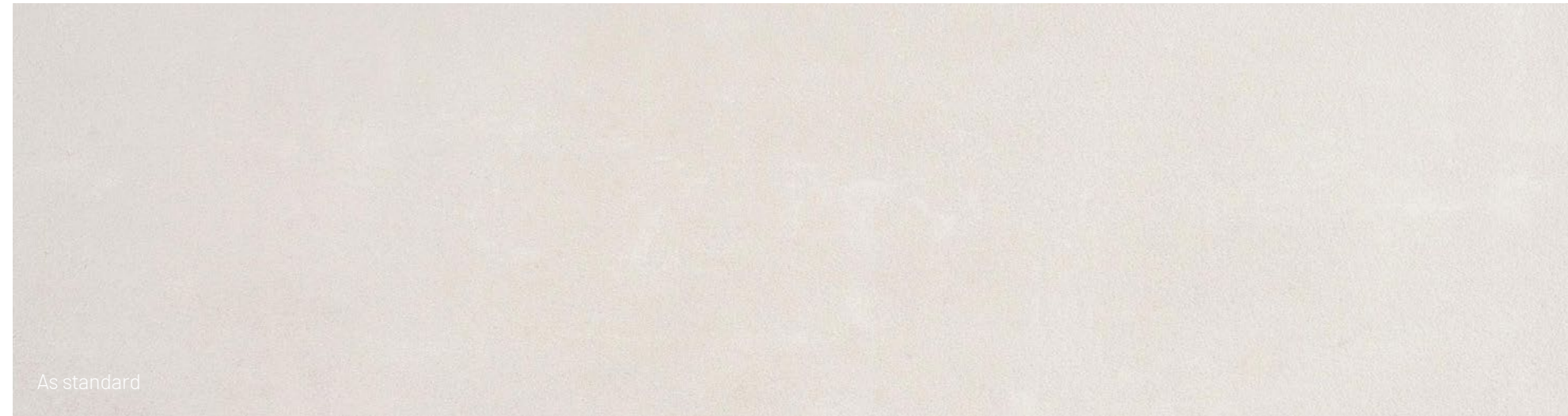
The project of your home will be carried out according to the elegance for which our homes stand out, and under the latest market trends, always maintaining the promise of quality that characterizes us. Our intention is that your home is always the place chosen by your family to celebrate together the moments that you will always remember.

That is why we are committed to accompanying you on this journey, from beginning to end.



# FLOORING

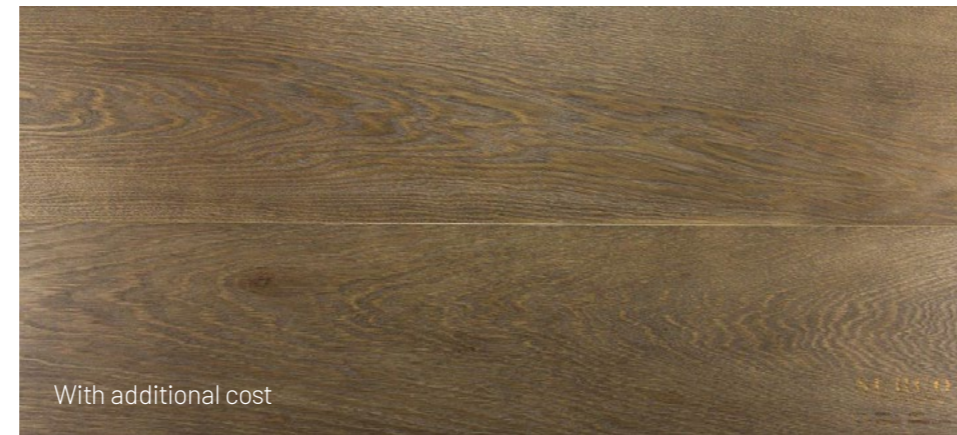
Rectified Porcelain Stoneware Azuvi Concept natural 120x60 cm



As standard



With additional cost



With additional cost

**Wooden finishing floating floor Surco Harmony model. Harea**

**Wooden finishing floating floor Surco Harmony model. Exotic**

\*For the better visualization of the finishes, there will be samples available at the sales office





# BATHROOMS

**Countertop with integrated washbasin**  
*( in 16th to 20th floors)*



As standard: Krion Snow White

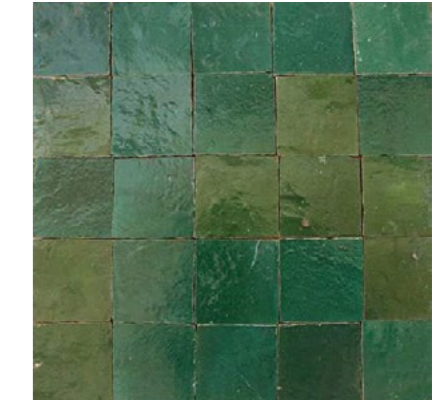


Optional: Krion Asteroid Mocha  
 With additional cost

**Shower Wall tiling. Ceramic mosaic 10x10cm**  
*( in 3th to 15th floors)*



As standard: Mosaic Beige



Optional: Mosaic Green  
 At no extra cost

**Countertop Washbasin Nic Ovvio, in bathrooms/ Nic Ciotola, in toilets**



As standard: Bianco



Option 1: Salvia  
 At no extra cost



Option 2: Cement  
 At no extra cost

\* In the images, model NIC Ovvio

# TAPS AND FITTINGS

## Zucchetti Pan Taps



As standard: Black Soft Touch



Option 1: polished Chrome  
At no extra cost



Option 2: brushed Gold  
With additional cost

\* In this option there are some elements not available in brushed gold that will be installed in chrome finish: bath overflow, drain cover and tank button.

## Zucchetti Bathroom Fittings

(will be installed with the same finish as the chosen tap)

Option: Bathroom fittings

With additional cost



\* 1 towel rack per wash basin, 2 hangers per bathtub or shower, 1 toilet roll holder and brush holder per toilet





# INTERIOR DOORS AND WARDROBES

Doors and modular wardrobes with hinged doors



As standard: Light oak wood laminated



Optional: Dark oak wood laminated  
At no extra cost

Handles and knobs



As standard: Black



Optional: Chrome  
At no extra cost

\*For the better visualization of the wooden finishes, there will be samples available at the sales office

# FACILITIES

Switches and Sockets Simón, series 100



As standard: Black



Optional: White  
At no extra cost

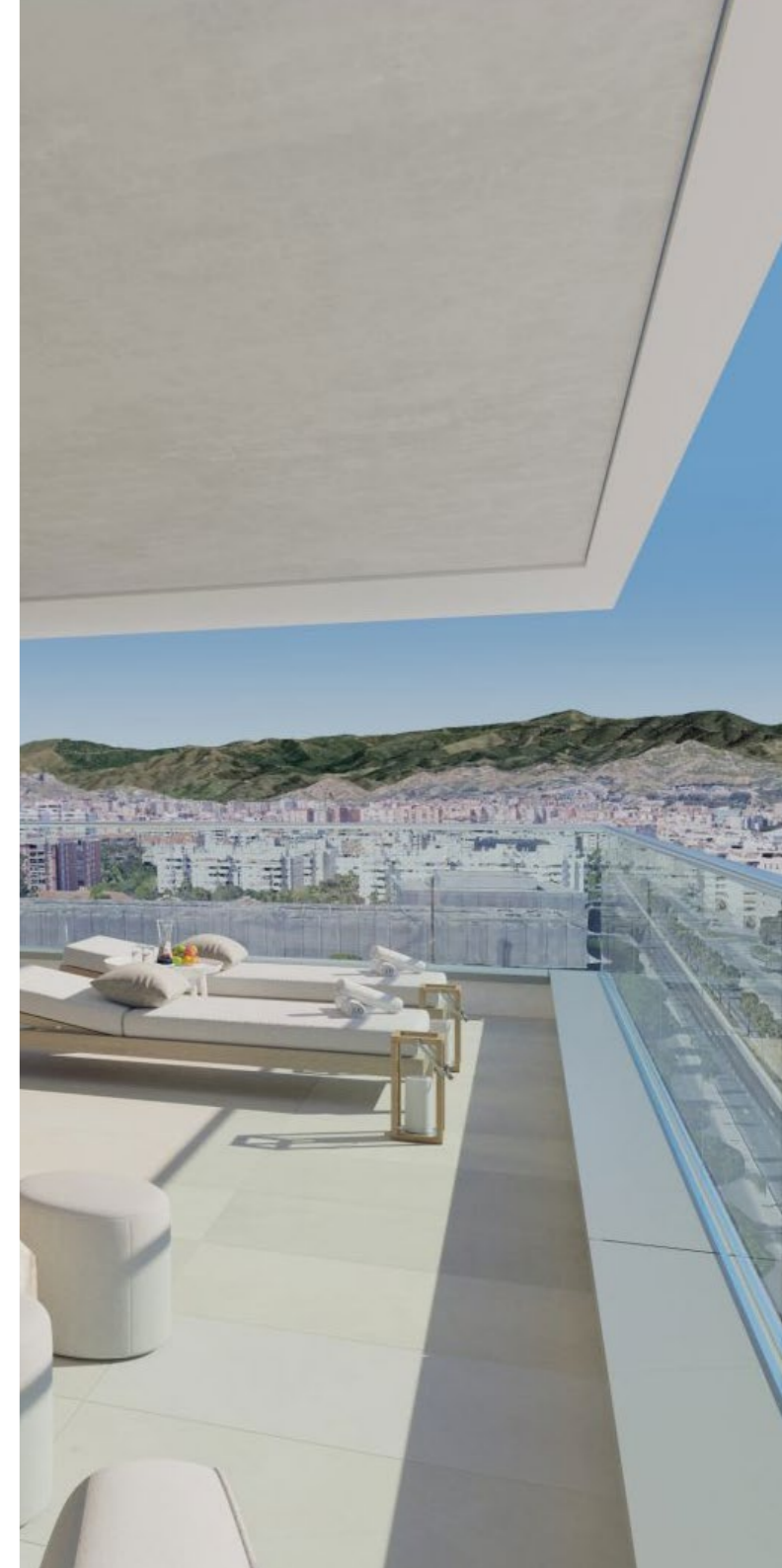


# FURTHER OPTIONS

**Remove bidet in apartments that include it**  
At no extra cost

**Replace bathtub with shower**  
With additional cost

**Electric Vehicle Charge Point**  
With additional cost





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