



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

LAUFEN



BEST REAL ESTATE AGENCY
OVER 20 OFFICES
SPAIN

Lucas Fox

2023-2024



EUROPEAN
PROPERTY
AWARDS
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BEST REAL ESTATE AGENCY
SINGLE OFFICE
ANDORRA

Andorra
Lucas Fox Andorra

2023-2024



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PROPERTY
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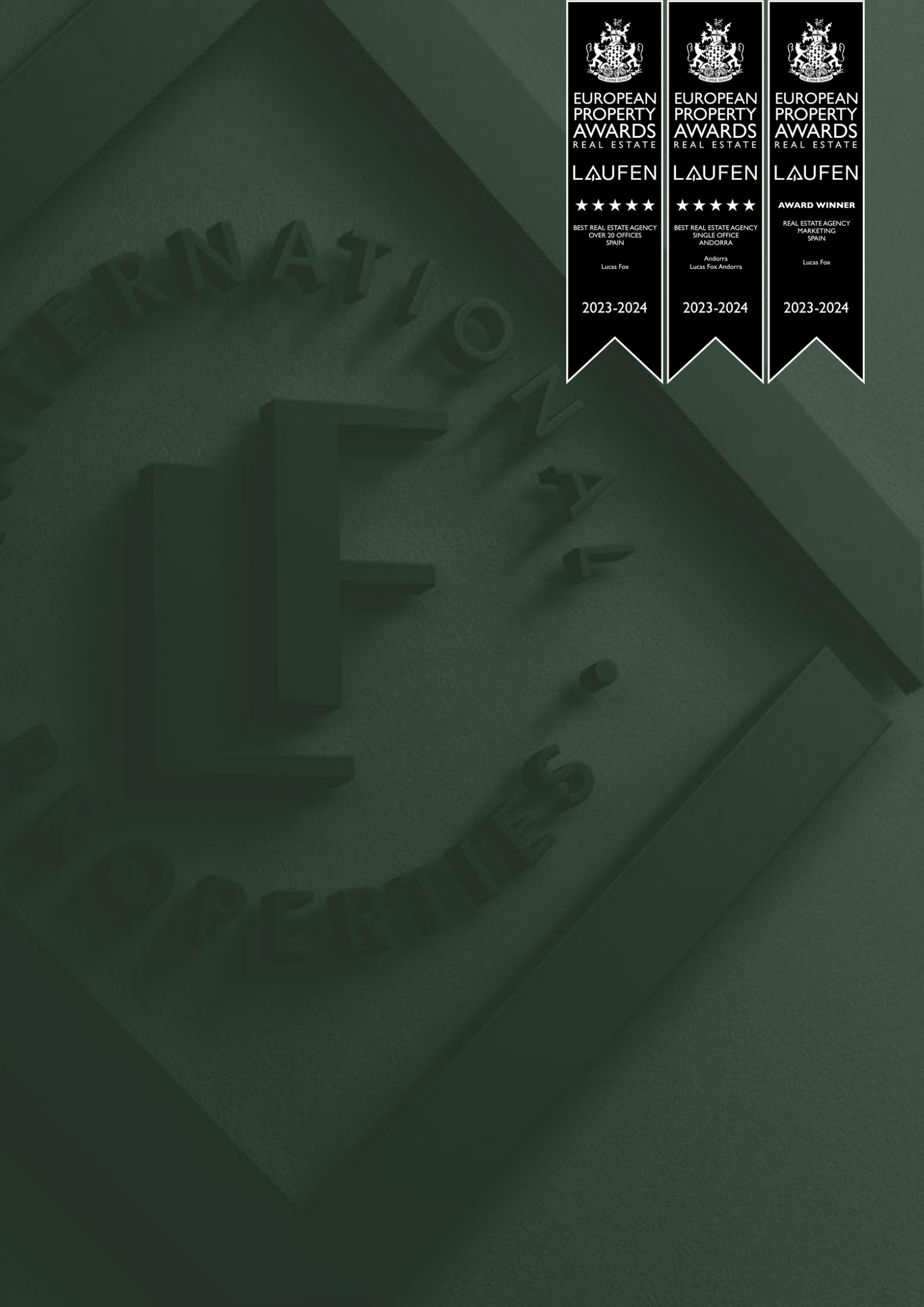
LAUFEN

AWARD WINNER

REAL ESTATE AGENCY
MARKETING
SPAIN

Lucas Fox

2023-2024



BUILDING SPECIFICATIONS - LOMAS 4



Façades

Exterior finishes with white mortar rendering with combinations in some areas in other tones and/or with decorative pieces according to the development.



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

Hot-cold air conditioning system 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 in penthouses

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.
- Sauna.
- Equipped gymnasium.
- Business centre.
- Swimming pool and solarium.
- Communal garden areas and rest areas.
- Pre-installed charging points for electrical vehicles.



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