



 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE
LAUFEN	LAUFEN	LAUFEN
★★★★★	★★★★★	AWARD WINNER
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



BY LES RIVAGES

1

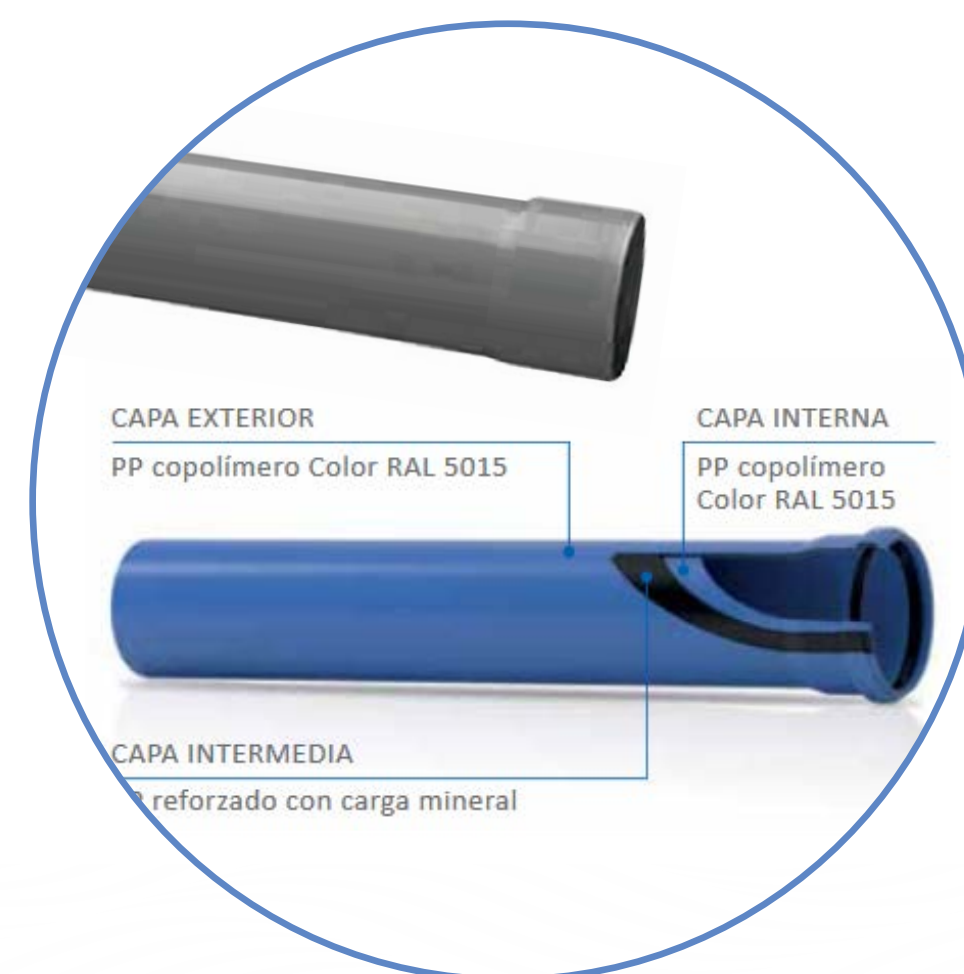
Foundation

- Foundations constructed using micropiles with tubular steel profile reinforcement and cement grout, and reinforced concrete bracing slabs..

2

Drainage

- Drainage network made with hot series pvc piping and prefabricated pvc boxes. Vertical drainage network inside the house made of hot pvc series.
- Drainage downpipes with soundproofed polypropylene pvc piping.

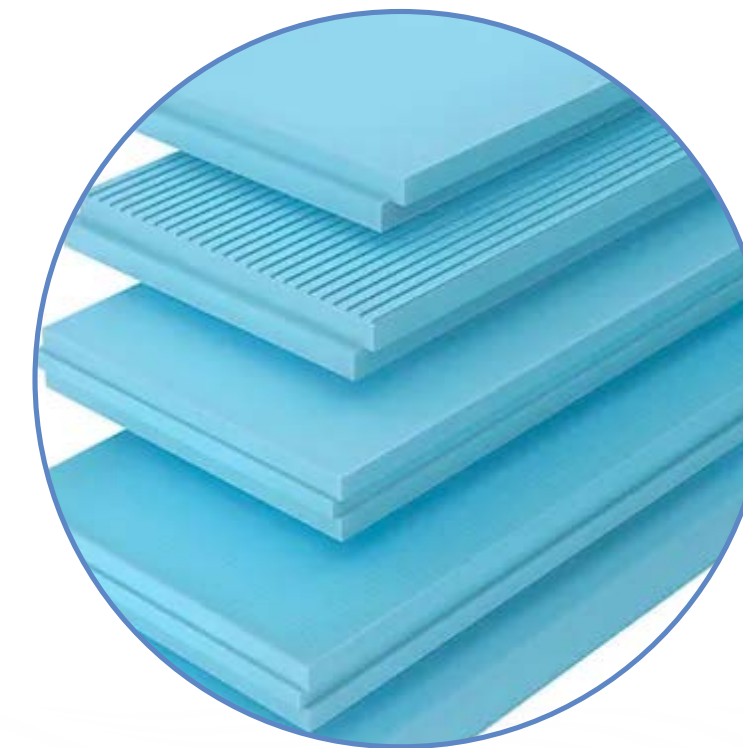


3 Structure

- Reinforced concrete structure made up of pillars, solid concrete slabs of different thicknesses and reinforced concrete walls.
- Metal structure composed of steel supports and beams and concrete slabs.

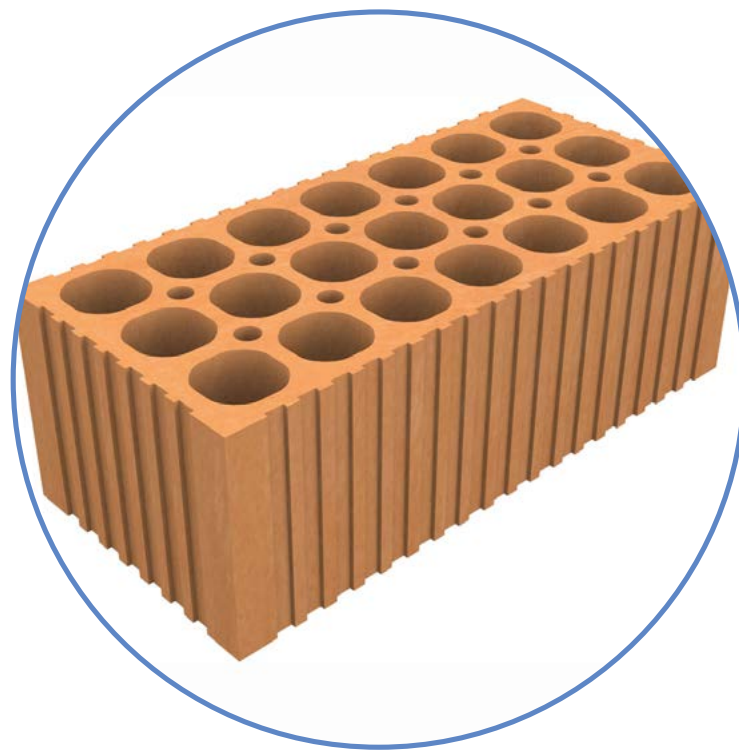
4 Roof

- Flat roof waterproofed by means of a two-component polyurea layer and 80 mm thick extruded polystyrene thermal insulation.
- Non-trafficable flat roof waterproofed with a two-component layer of polyurea and 80 mm thick extruded polystyrene thermal insulation.



4 Masonry

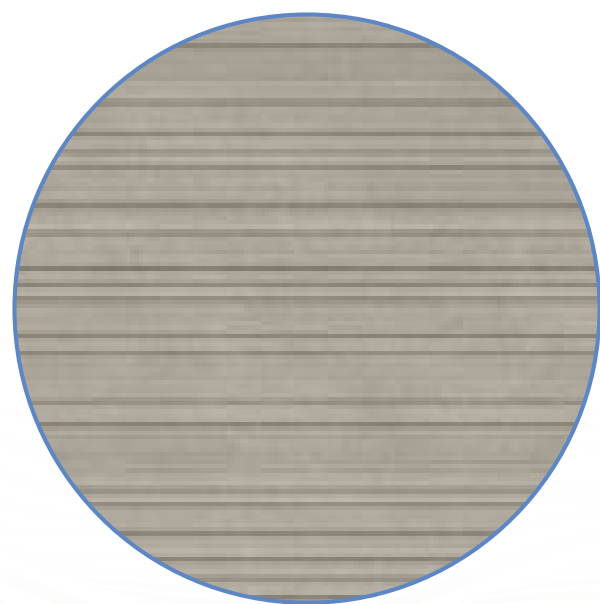
- Brickwork in the building envelope consisting of brickwork of different thicknesses.
 - Lightened cement mortar block.
- Masonry in partition walls and interior distributions made up of dry partition walls of double laminated plasterboard and thermo-acoustic insulation inside.



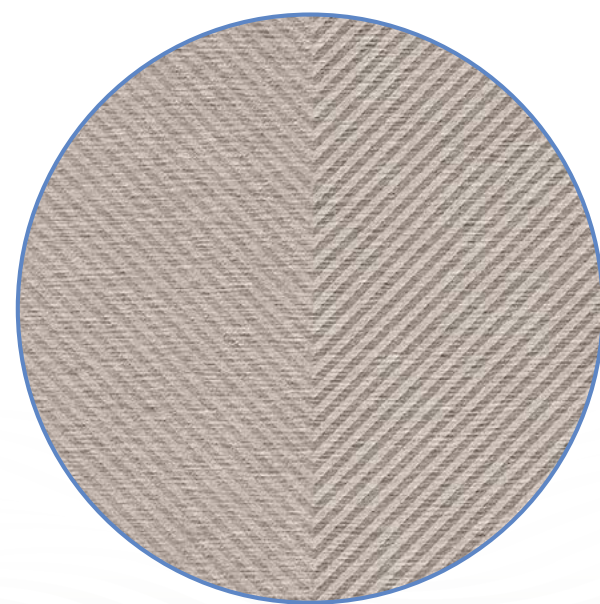


5 Cladding

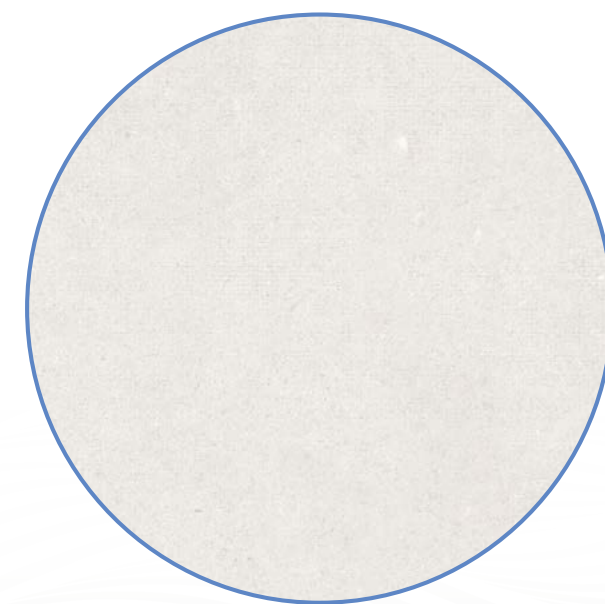
- General flooring: Porcelain tiling in 90x90 cm. format and skirting board of the same material with 12 cm. skirting board, from Mikonos, Atrio Light series.
From Mikonos, Atrio Light series.
 - Staircase cladding: Same material as general flooring.
 - Exterior flooring: porcelain tile of the same series as interior material and non-slip finish.
- Bathroom flooring: porcelain tiles of the same series as the rest of the house and non-slip finish in showers.
- Wall tiling combined with large-format porcelain tile from the same series as the flooring combined with textured porcelain tile measuring 30x90 cm. From Living Cramics Ground Wall Grey in secondary bathrooms and large-format porcelain tile from the same series as the flooring combined with textured porcelain tile measuring 30x90 cm. Living Ceramisc Gubi Wall taupe in the main bathroom.
- Smooth plastic paint on vertical and horizontal walls throughout the house.
 - Exterior cladding with 15 mm thick coloured single-layer mortar.



Alicatado baño ppal.



Alicatado baños



Solería general



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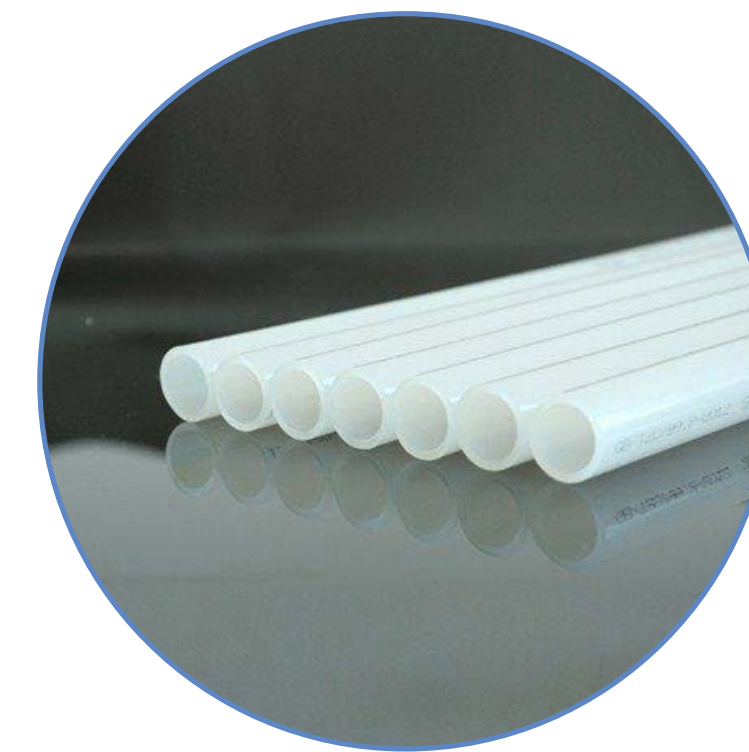
6 False ceilings

- Smooth laminated plasterboards with galvanised steel profiles.
- False ceilings of water-repellent laminated plasterboard in bathrooms.
 - Curtain panels in façade window openings.
 - Reflective insulation layer under floor slab.



7 P l u m b i n g

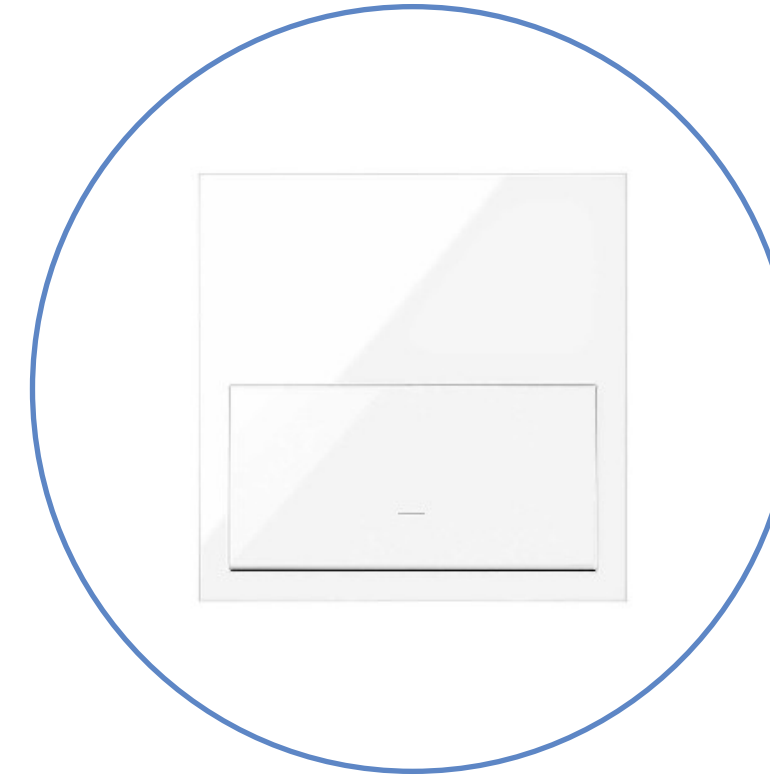
- Indoor plumbing installation made of heat-insulated reticulated polyethylene, for the UPONOR brand hot and cold water network. Hot water recirculation system.
 - DHW produced by Mitsubishi aerothermal system.



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Electricity and telecommunications

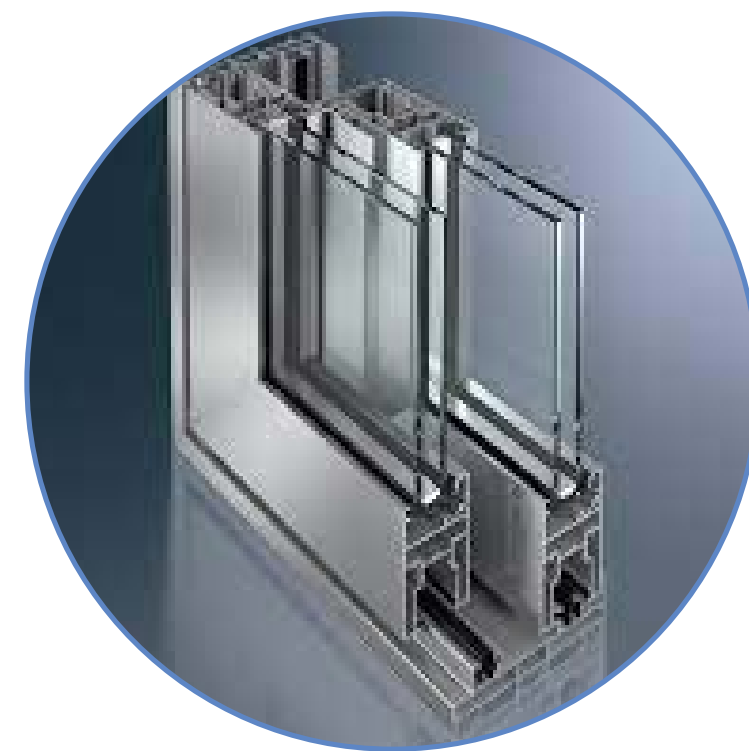
- Simon 100 brand mechanisms in matt white, optional integration with domotic installation available on request.
 - General recessed luminaire and surface-mounted ceiling lights, with warm lights.
 - TV sockets in living room, bedrooms and terraces.
 - Flat monitor video intercom on main floor, Fermax brand.
 - Wifi network amplification installation.
 - Power and lighting points according to REBT.
 - Electrical recharging point for vehicle. Located in garage.



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Exterior carpentry

- Aluminium doors and windows with Schüco thermal break and ASS50 and AWS/ADS 65 series according to openings and double glazing, low thermal emissivity, 4+4.1 Planitherm XN / 16 Argon / 4+4.1.
 - Laminated safety glass railings on terraces. 8+8 mm. 8+8 mm.
 - Aluminium and glass security entrance door.





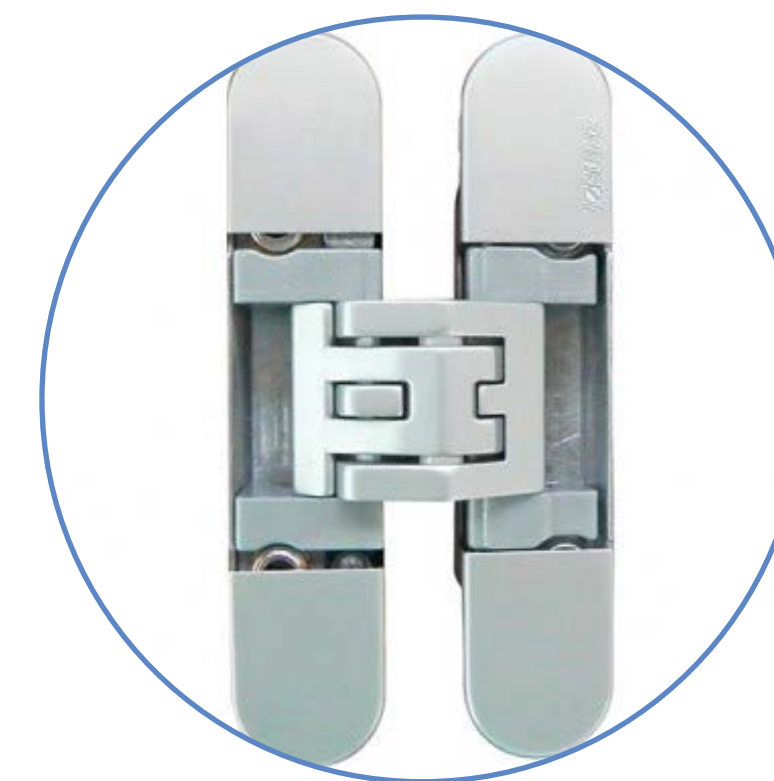
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Interior carpentry

- Interior doors with sandwich doors with white lacquered plywood, standard height and concealed hinges with stainless steel coloured handle.
With magnet lock.
- Wardrobe fronts model Pantografiado Liso with smooth hinged doors with leaf made of waterproof MDF.
- Wardrobe interior finished with shelves, drawer unit and long clothes hanging rod, with warm white LED lighting 2700-3000K, with movement sensor.
 - Hotel type safe in master bedroom.

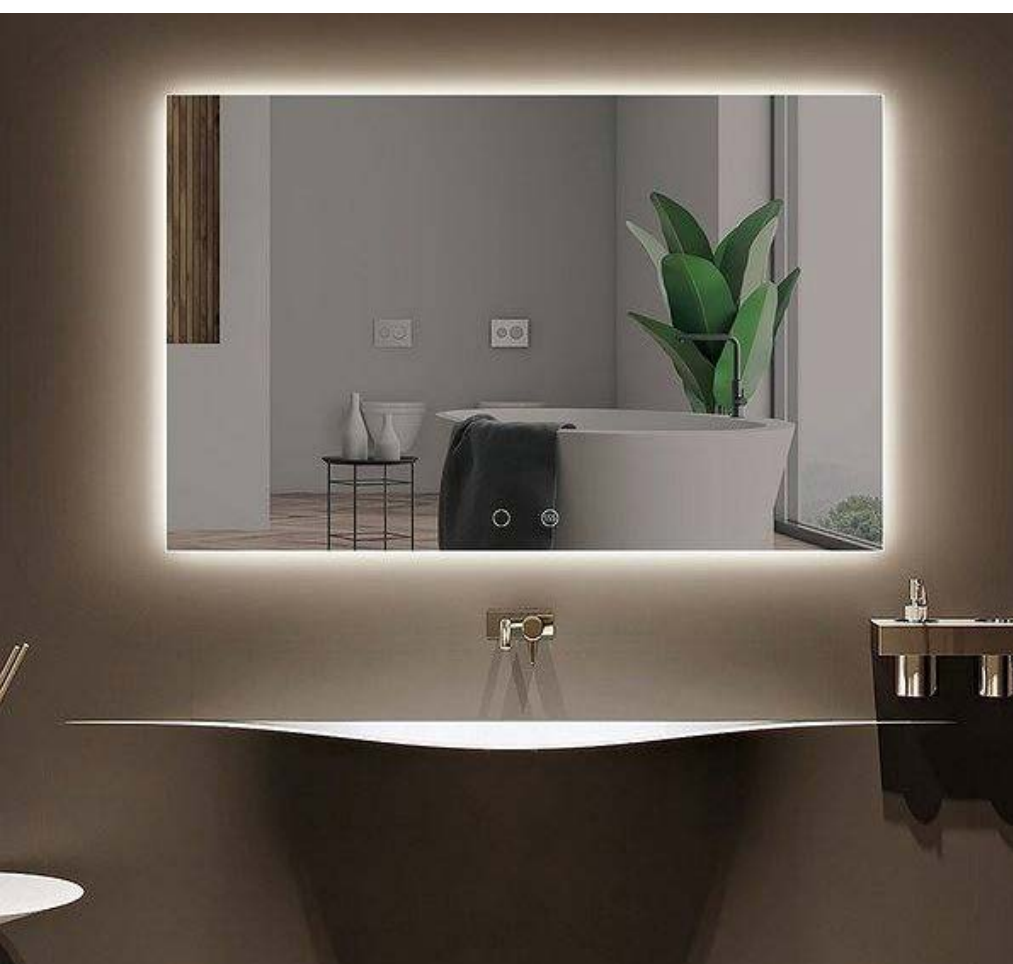




11

Sanitary fixtures and fittings

- Wall-hung toilets with concealed cistern, Slim toilet seat with cushioned drop and push-button dual flush option in chrome finish. Villeroy&Boch.
- Single-lever basin mixer tap set in chrome finish from the Italian firm Zuchetti, Grill model. Single-lever mixer tap fitting with chrome finish in showers and built-in shower head.
 - Wall-mounted washbasin unit with solid surface worktop and integrated washbasin basin.
- Thermo-heated and backlit mirror in main bathroom. In the rest of the bathroom, 5 mm. thick mirror with bevelled edges.
- Shower trays made of the same porcelain material as flooring and non-slip finish, Mikonos model Atrio Light, with 70 cm linear channel drainage.
 - Bathtub in main bathroom.
 - Bathroom fittings finished in chrome.
 - Glass shower enclosures.



12

Heating and air conditioning

- Air conditioning by means of heat pump (hot and cold).
- Mitsubishi thermostats with independent regulation in each room.



13

Security

- ALARM: individual alarm system installed in the home and connected to the Alarm Centre. Securitas.





14 Mini Pool-Jacuzzi

- Villeroy&Boch mini whirlpool with capacity for 5-6 pax. With cover.



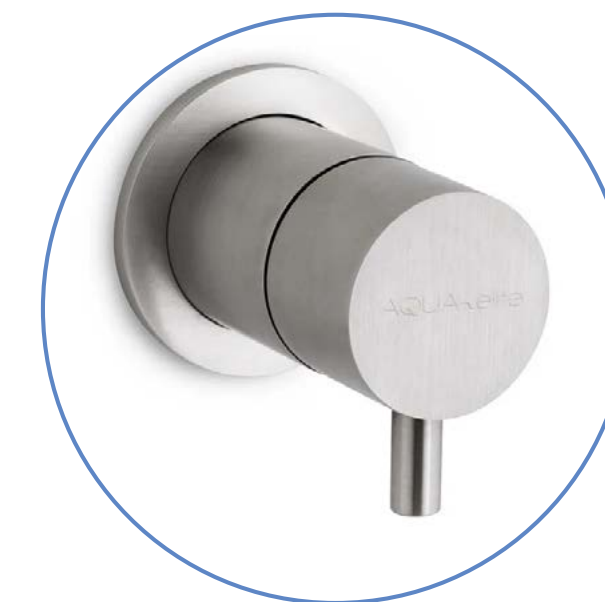
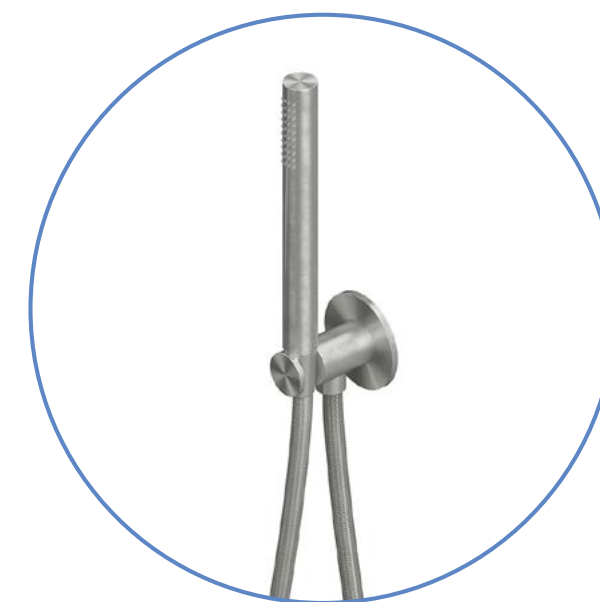


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15 Swimming pool

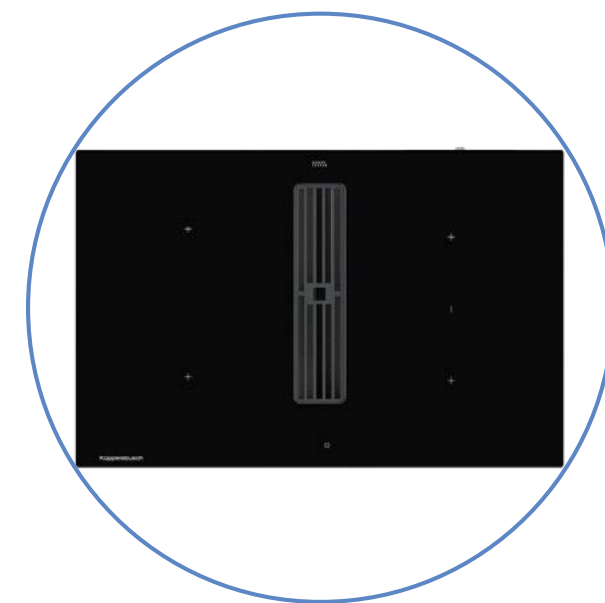
- Swimming pool built “in situ” in reinforced concrete, with steps leading down to it, chemical waterproofing and lined with atrio Light porcelain material measuring 30x60 cm. Includes LED projectors for lighting, saline chlorination system and air-conditioning. Manual bubble cover.
- Outdoor hot/cold water taps and fittings.





16 Kitchen

- Fully fitted kitchen with wooden furniture in laminate finish, with German Küpperbusch appliances. The kitchen has a fridge, oven, microwave, hob, extractor hood, dishwasher, sink, pull-out tap and wine cooler. The kitchen worktop is made of LaminaM antibacterial technological porcelain, including the island, depending on the design.



Inducción con
extracción



Horno y microondas
independientes



Lavavajillas
integrable



Frigorífico y congelador
integrables

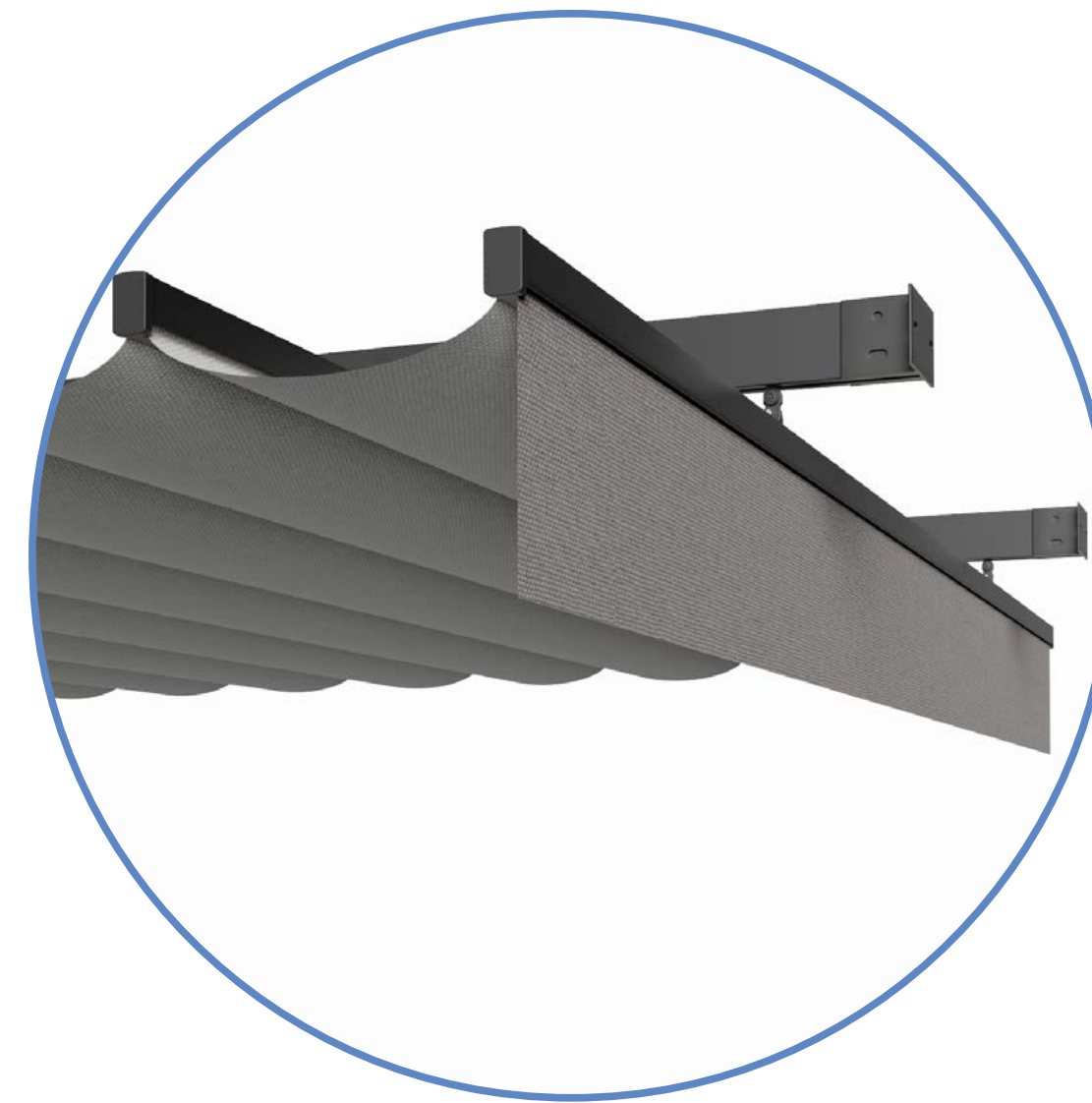
17 Laundry room

- Laundry room comprising wooden unit in laminate finish, with sink and taps, with German Küpperbusch appliances.
- Artificial marble worktop by Silestone.



18 Pergolas

- Fixed concrete pergola.
- Manual canopy awning under pergola.



17

Photovoltaic installation

- Photovoltaic installation for self-consumption with connection to virtual batteries, which guarantees that all the energy produced is consumed even if the house is closed.



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Optionals

- Electric towel rails.





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