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LAUFEN	LAUFEN	LAUFEN
★★★★★ BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	★★★★★ BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	AWARD WINNER REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

Foundation with reinforced concrete slabs and external drainage around the perimeter. Two-directional slabs.

ROOFS

Walkable flat roof with thermal insulation provided by 50 kg/m³ rigid polyurethane foam. Waterproofing with a single layer adhered solution, with a PVC sheet, laid and fully adhered to the support by heat, on the roof surface, with slopes of between 3 and 35%.

WALLS

External wall comprising perforated brickwork for cladding, coated by waterproof mortar, a thermal insulation chamber with sprayed polyurethane and an inside wall consisting of a double sheet of plasterboard.

Plot walls will be constructed from concrete blocks, rendered on both faces, and finished with metalwork according to the design.

PARTITION WALLS

Internal partition walls made from a 9 cm double hollow brick partition.

COATINGS

Outside: Two layers of rendering and plastering on vertical walls, consisting of: 1st fixing layer of 15 mm thick waterproof mortar with 1:3 dosing, reinforced by a plastic mesh at critical points, and a 2nd plastered and top coat, 4 to 6 mm thick, with 1:6 dosing to avoid shrinkage cracks, including evening, formation of corners, edges and scaffolding.

Inside: Smooth matte plastic paint, on walls and ceilings.

Outside: Smooth matte paint.

Ceilings: False ceiling made from 13 mm plasterboard sheets, curtain rails and recesses for indirect lighting.

INSIDE CARPENTRY

Outside Door: ENTRANCE DOOR IN SMOOTH SYSTEM IROKO or similar
IV68 laminated European profile in utile wood
Varnish: Lasur Sikkens WF955 PowerFeed choice of colours
Sealing system: Double on leaf A1008 fittings colour: STAINLESS WITHOUT FINISH

Inside doors: OAK PLANKED INSIDE DOORS
Laminated oak wood or similar
Varnish: Ica Agua
Sealing system: Soundproof seal
Fitting colour: Stainless
Stainless steel handle
90x15 Solid Oak Flashing

Oak planked DM cupboard fronts.

Windows: STRUGAL OPENING WINDOWS S60RP or similar
60 mm frame
67 mm pane.

STRUGAL LIFTING WINDOWS S125RP or similar
125 mm frame
54 mm pane.

Glazing: Climalit type double glazing.

Laminated glass outside railings on terraces.
Laminated glass banisters on inside stairs.

TECHNICAL SPECIFICATIONS

ELECTRICITY

General LED lighting

Top quality Niessen Zenit switches.

FLOORS

Top quality stoneware inside and anti-slip stoneware outside.

Top quality porcelain tiles in the kitchen.

Top quality porcelain tiling in bathrooms and toilets.

Mosaic mesh pool tiling, misty white colour.

Top quality stoneware cladding on certain areas of the façade.

SANITARY EQUIPMENT

All sanitary equipment will be made from top quality white vitrified porcelain, by the company Roca or similar.

Top quality chrome plated mixer taps.

Main bathroom: Conventional shower.

Secondary bathrooms: Conventional shower

Sanitary water network as per regulations, with an independent stop cock for each wet area.

Hot and cold water installation laid out as per regulations with crosslinked polyethylene pipe (PER).

INSTALLATIONS AND AIR CONDITIONING

Conduit based air conditioning installation.

Solar panel installation for hot water.

OUTSIDE AREAS AND POOL

Pool tiled with mosaic mesh. Misty white colour. With landscaped area.

The plot will have FRUIT TREES, AN ORGANIC VEGETABLE GARDEN, AND AROMATIC AND ORNAMENTAL PLANTS FOR BOTH THE HOUSE AND KITCHEN.

Entrance and parking area with stamped concrete.

Installation of a recharging point for electric vehicles in the parking area

Note: These specifications are subject to change and this is not a contractual document. Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included and are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D. 218/2005 of the Government of Andalusia, is available in our offices for consultation.



LUCAS FOX
MÁLAGA

(+34) 952 643 015
malaga@lucasfox.es
www.lucasfox.com