



 <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

## Certifications

### CTE

Homes built under the regulations of the technical building code according to Spanish standards.

### BREEAM

Method of evaluation and environmental certification for buildings. This certification analyses various sustainability requirements for the different stages of construction, from design to execution of works and their post maintenance.

### INTERIOR FINISH:

Laminated plasterboard finished in off-white plastic paint.

## Quality specifications

### SALONI / FLOORING AND TILING

With more than 50 years of experience in the sector, it is position as the leading brand in quality and innovation, which uses the best materials in the market. Great variety of options to choose.

### KALDEWAY /SANITARY, BATH AND SHOWERS

Being in the market for more than 150 years design awards, KALDEWAY is one of the most acclaimed bathrooms manufactures in the world.

### DURAVIT / BATHROOM WASHBASINS

Duravit shows over and over the willingness of opening new paths with innovative techniques with an exceptional design and the creation of new product segment.

### HANSGROHE / TAPS

Hansgrohe is the world leading provider of sanitary fittings. For many decades, it has been committed to the brand values of technology, quality, design and sustainability.

### KITCHEN

Recognized Italian brand with the guarantee of a long history in the market. They have designed the perfect composition to make your live easier and you can count with a big variety of finishes to choose your personal and unique kitchen.

It is delivered fully equipped and furnished with high and low cabinets, Deckton countertop, colour to choose. Cabinets and doors, colour to choose. The brand of household appliances is Bosch, AEG, or MIELE, including: refrigerator, microwave, oven, hob, extractor hood, sink, dishwasher, washing machine and dryer, (3-year guarantee).

### SANTA LUCIA MOBILY / WARDROBES

International Italian brand leader in the sector and with a high recognition. Inside the cabinets there are: hanging bar, chest of drawers and shelves.

### TECHNAL / OUTDOOR CARPENTRY

Driven by innovation, TECHNAL is regarded by architects and construction experts as the world leader in building solutions. In a concern for continuous improvement, TECHNAL invests in R+D to offer solutions to reduce the carbon footprint of buildings. This includes a constant improvement in the thermal performance of your products.

## Platinum Beach Card

The Platinum Card allows residents to access a selection of exclusive offers and benefits.

You can join the Higueroń Sport Club & Spa and enjoy all its services, with unlimited access to the spa and the best discounts on hairdressing, beauty, and wellness services.

You'll also have access to all our restaurants and the VIP area of The Beach Club Higueroń with special conditions. Additionally, you'll have access to sports and gastronomic activities held throughout the year alongside the community.

## Extra features and

## Common areas

Two parking spaces and a storage room per home (1 Bedroom one parking space).

Extensive green areas landscaped with Mediterranean vegetation.

Pools for adults and children.

Wellness area

Picnic and barbecue area

Garden area and farmer's market.

Business and meeting centre events area.

App concierge service.

Sauna.

Photovoltaic panels for the lighting of common areas and for grey water recovery equipment.

Installation of a charger per home for an electric car.

Communal General Softener.

### GUARANTEES

According to the LOE, this building has a 10 year guarantee on material damage caused by vices or defects that affect structural safety and a 3 year guarantee on material damage caused by vices or defects in the construction elements or facilities that affect to habitability. This responsibility is covered by the corresponding insurance.

### IMPORTANT NOTE:

It must be taken into account that all the elements, finishes, images or materials of this dossier may undergo modifications or be substituted by other elements, materials or brands of equal or superior quality due to decisions or technical criteria, change of manufacturer model or changes in the applicable regulations.

## Installations

### UNDERFLOOR HEATING

Garden Villas and Deluxe apartments in living room and bathrooms.  
Sky Penthouses throughout the home.

### HEAT/COLD AIR CONDITIONING

Air conditioning and heating installations with an aerotermia system, made with the best international brands with the highest energy ratings on the market.

### TV AND INTERNET

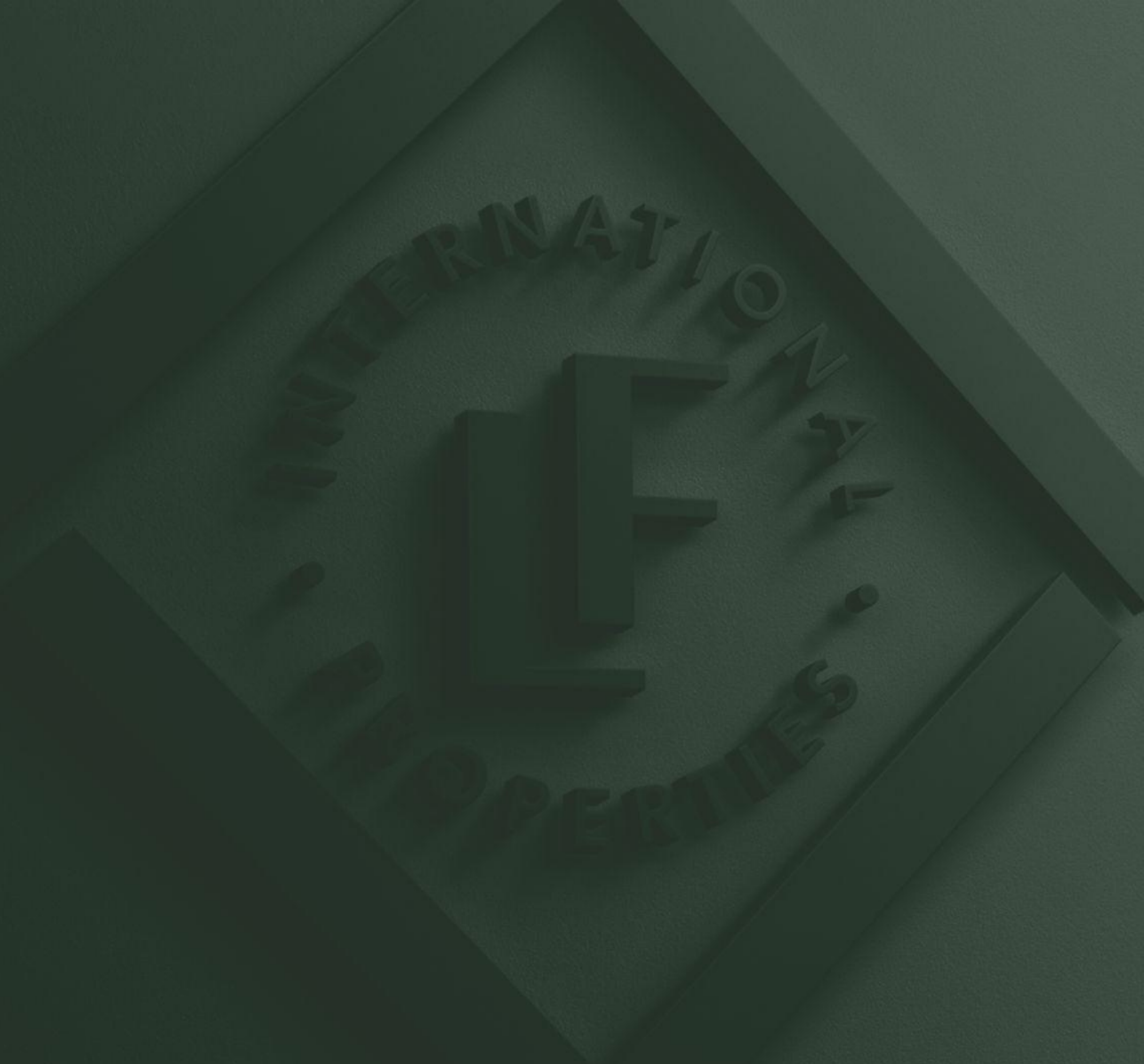
Installation of a cable television system, as well as TDT with sockets in the living room and bedrooms.

### HOME AUTOMATION

A home automation and energy efficiency management system is installed that includes:

- Suspended particle meter, outdoor temperature meter.
- Flood detection with automatic water supply cut-off.
- Smoke alarm.
- Power cut warning.
- Climate control. Heating cut-off and air conditioning.
- Communication with the system through an app for mobile devices or a phone call.





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