



LOMAS DEL
HIGUERÓN

BUILDING SPECIFICATIONS - LOMAS 2



Façades

Exterior finishes using white mortar rendering.



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

Aerothermal system for DHW.

Hot-cold air conditioning 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.
- Swimming pool and solarium.
- Communal garden areas and rest areas.
- Pre-installed charging points for electrical vehicles.



LOMAS DEL
HIGUERÓN

BUILDING SPECIFICATIONS - LOMAS 3



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



LOMAS DEL HIGUERÓN

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.



LOMAS DEL
HIGUERÓN

TECHNICAL SPECIFICATIONS - LOMAS 5B



Facades

Exterior finishings using white mortar rendering.



Exterior structural work

Exterior structural work in aluminium with coloured lacquer, with high thermal performance to facilitate energy savings. Tracks in all rooms, except in bathrooms, with double thermal-acoustic glazing featuring buffers in areas with risk of impact.

Balustrades of residential terraces using metal and glass elements.

Pre-installation of motorised shutters in bedrooms and living rooms.



Interior structural work

Inside doors using smooth lacquered sheets (2.10 m high) and with rubber perimeter joints to increase watertightness.

Built-in wardrobes with sliding or folding doors according to plans, with smooth lacquered sheets, interior covering.



Vertical and horizontal surfaces

Interior flooring throughout the house using premium quality 75x75 cm porcelain stoneware tiles.

Bathroom rendering using mosaic tiling, on some walls, with premium quality ceramic tiles. Five 'spaces' with different formats and tones available.



Plumbing and sanitary ware

Wall-hung toilets with concealed TEKA (or similar brand) cisterns.

'Extra-flat' shower trays and installation of screens.

Main bathrooms with double basins and bathroom unit.

Guest bathrooms with wall-hung furniture with drawers.

TEKA (or similar brands) taps.



Air conditioning and domestic hot water

Combined aerothermal system for hot and cold air conditioning in bedrooms and living room. Electric underfloor heating in bathrooms.

Possibility of upgraded hydraulic underfloor heating in the rest of the property.



Other systems

Home automation system with smoke detection and flood sensor, with the possibility of refinement and interaction via a smartphone app.



Electricity and telecommunications

Installation of a TV system with sockets in the living room, bedrooms and terrace. Jung (or similar brand) smart panel, mechanisms and plug sockets.



Kitchen

Fully equipped kitchens with wall and floor units, Silestone (or similar brand) countertop and appliances with energy rating A or higher: ceramic hob, oven, microwave, extractor hood, refrigerator, dishwasher, washer/dryer. .

Possibility of upgraded kitchen equipment.



Community areas

Two parking spaces and a storage room.

Lighting control with motion detectors.

Swimming pool and sun terrace.

Landscaped community areas and seating zones.

Pre-installation of electric vehicle recharging point.

Certificaciones / Certifications



CTE
CÓDIGO TÉCNICO
DE LA EDIFICACIÓN

Cimentación y Estructura / Flooring and tiling

La cimentación y estructura se ejecutará mediante zapatas aisladas y corridas, o losas.

La estructura se compone de pilares, forjados y muros de contención siguiendo las especificaciones del estudio geotécnico.

The foundation and structure will be executed using isolated footings and continuous footings, or slabs.

The structure consists of pillars, floor slabs, and retaining walls following the specifications of the geotechnical study.

Fachadas / Sanitary fixtures

La fachada se formará mediante paramentos acabados en monocapas lisos o texturizados y el cerramiento de las barandillas de vidrio al aire.

The facade will be formed by surfaces finished with smooth or textured monolayer coatings, and glass railings will enclose the open areas.

Cubiertas / Roofs

Las cubiertas serán inclinadas en la planta ático y las que componen las terrazas serán planas con solado antideslizante.

The roofs will be sloped on the top floor, and those covering the terraces will be flat with non-slip flooring.

Solería y Alicatados / Flooring and Tiling

Solados de primeras marcas. Solado porcelánico de gran formato acabado piedra de color claro o a madera. Se podrá elegir tarima de roble en zonas no húmedas.

En terrazas solado porcelánico de gran formato acabado piedra de color claro.

Aplacados de primeras marcas en baños.

Flooring from top brands. Large-format porcelain flooring finished in light stone or wood. Oak flooring can be chosen for non-humid areas.

Large-format porcelain tiling finished in light stone for terraces.

Top-brand tiling in bathrooms.

Sanitarios / Sanitary Ware

Aparatos sanitarios de primeras marcas como DURAVIT, LAUFEN y HANSGROHE en inodoros, duchas y griferías.

Se incorporarán muebles de baño de primera calidad y espejos con retroiluminación LED.

Se instalará un jacuzzi en todas las viviendas.

Top-brand sanitary ware such as DURAVIT, LAUFEN, and HANSGROHE for toilets, showers, and faucets.

High-quality bathroom furniture and LED-backlit mirrors will be incorporated.

A jacuzzi will be installed in all homes.

Cocinas / Kitchens

Se entrega totalmente equipada y amueblada con armarios altos y bajos, además de una isla, de marca LUBE.

Encimera de DEKTON de la marca COSENTINO

La cocina incluye el frigorífico, vitrocerámica, horno, campana extractora, microondas, fregadero y lavavajillas de marca ELECTROLUX.

En el cuarto de lavado se instalará una secadora y lavadora.

It is delivered fully equipped and furnished with high and low cabinets, as well as an island, by the LUBE brand.

DEKTON countertop from the COSENTINO brand.

The kitchen includes a refrigerator, ceramic hob, oven, extractor hood, microwave, sink, and dishwasher by the ELECTROLUX brand.

A dryer and washing machine will be installed in the laundry room.

Carpintería Interior / Interior Carpentry

Se podrá elegir entre un acabado blanco o acabado de roble.

Los armarios incluirán baldas o balda, cajonera y barra de colgar, dependiendo del tipo. Incluirán iluminación.

You can choose between a white finish or oak finish.

The cabinets will include shelves or shelf, drawers, and hanging bar, depending on the type. They will include lighting.

Carpintería Exterior / Exterior Carpentry

Cerramientos de marcas reconocidas como CORTIZO o TECHNAL con elevadas prestaciones térmicas y acústicas, con aperturas correderas u oscilobatientes.

Enclosures from renowned brands such as CORTIZO or TECHNAL with high thermal and acoustic performance, featuring sliding or tilt-and-turn openings.

INSTALACIONES / FACILITIES

Climatización / Air Conditioning

Sistema de climatización de aerotermia, por emisión de aire proyectado a través de conductos de primeras marcas como SAMSUNG o DAIKIN.

Se incorporará un sistema Air Zone para gestión eficiente del sistema de climatización gracias al control por estancias.

Aerothermal air conditioning system, with air emission through ducts from top brands such as SAMSUNG or DAIKIN.

An Air Zone system will be incorporated for efficient management of the air conditioning system through room-by-room control.

Suelo Radiante / Underfloor Heating

Único solarium incluirán suelo radiante en toda la vivienda.

Únicos apartamentos y Unique Garden villas tendrán suelo radiante en dormitorio y baño principal.

The Unique Solarium will include underfloor heating throughout the entire home.

Unique Apartments and Unique Garden Villas will have underfloor heating in the master bedroom and bathroom.

Interruptores y Tomas Eléctricas / Switches and Electrical Outlets

Tomas de electricidad en toda la vivienda, incluyendo toma estanca en terraza con mecanismos de NIESSEN o SCHNEIDER.

Electrical outlets throughout the house, including waterproof outlet on terrace with mechanisms from NIESSEN or SCHNEIDER.

Televisión e Internet / Television and Internet

Instalación de sistema de TV por cable y red en salón y dormitorios.

Installation of cable TV and network system in living room and bedrooms

Domótica / Home Automation

Instalación de sistema de gestión domótica eficiente que incluye detector de inundación en baños y cocina, detector de humos en cocinas, aviso de corte de suministro eléctrico e inundación, consumos eléctricos y de agua, control de climatización y suelo radiante y calidad del aire.

Installation of an efficient home automation management system that includes flood detectors in bathrooms and kitchen, smoke detectors in kitchens, alerts for power outage and flooding, electric and water consumption monitoring, climate control and underfloor heating, and air quality monitoring.

Caja Fuerte / Safe Box

Alarma / Alarm System

Preinstalación.

Pre-installation.

Ascensores / Lifts

Ascensor de Otis

Otis elevator.

Zonas Comunes / Lifts

Zonas comunes exteriores compuestas por jardines, piscinas y zonas de solarium.

Las zonas comunes interiores contarán con gimnasio, zona de wellness, lounge y zona coworking.

Outdoor common areas consisting of gardens, swimming pools, and sunbathing areas.

Indoor common areas will include a gym, wellness area, lounge, and coworking space.

GARANTÍAS

De acuerdo con la LOE, este edificio cuenta con una garantía de 10 años por daños materiales causados por fallas o defectos que afecten la seguridad estructural y una garantía de 3 años por daños materiales causados por fallas o defectos en los elementos de construcción o instalaciones que afecten la habitabilidad. Esta responsabilidad está cubierta por las pólizas de seguros correspondientes obligatorias según LOE.

NOTA

Todos los acabados o elementos descritos pueden sufrir modificaciones o ser sustituidos por elementos de igual o superior calidad debido a criterios técnicos, cambios de modelos de fabricaciones o cambios en la normativa vigente. Viviendas construidas bajo la normativa del código técnico de la edificación acorde a los estándares europeos CTE. Las marcas indicadas podrán ser sustituidas por otras similares en acabado y calidad.

WARRANTIES

According to the LOE (Building Regulation Law), this building comes with a 10-year warranty for material damages caused by faults or defects affecting structural safety, and a 3-year warranty for material damages caused by faults or defects in construction elements or installations affecting habitability. This responsibility is covered by the mandatory insurance policies as per LOE.

NOTE

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