



 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE
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

SOLEIA

LIVING EL CHAPARRAL



BUILDING
SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

- Foundations consisting of projected reinforced concrete in keeping with the conclusions of the geotechnical investigation, with reinforced concrete perimeter wall in underground areas, including exterior waterproofing with perimeter drainage.
- Structure executed with reinforced concrete waffle slab or forging and reinforced concrete piles.
- All of the above in compliance with the regulations in force and the Technical Building Code.

ROOF

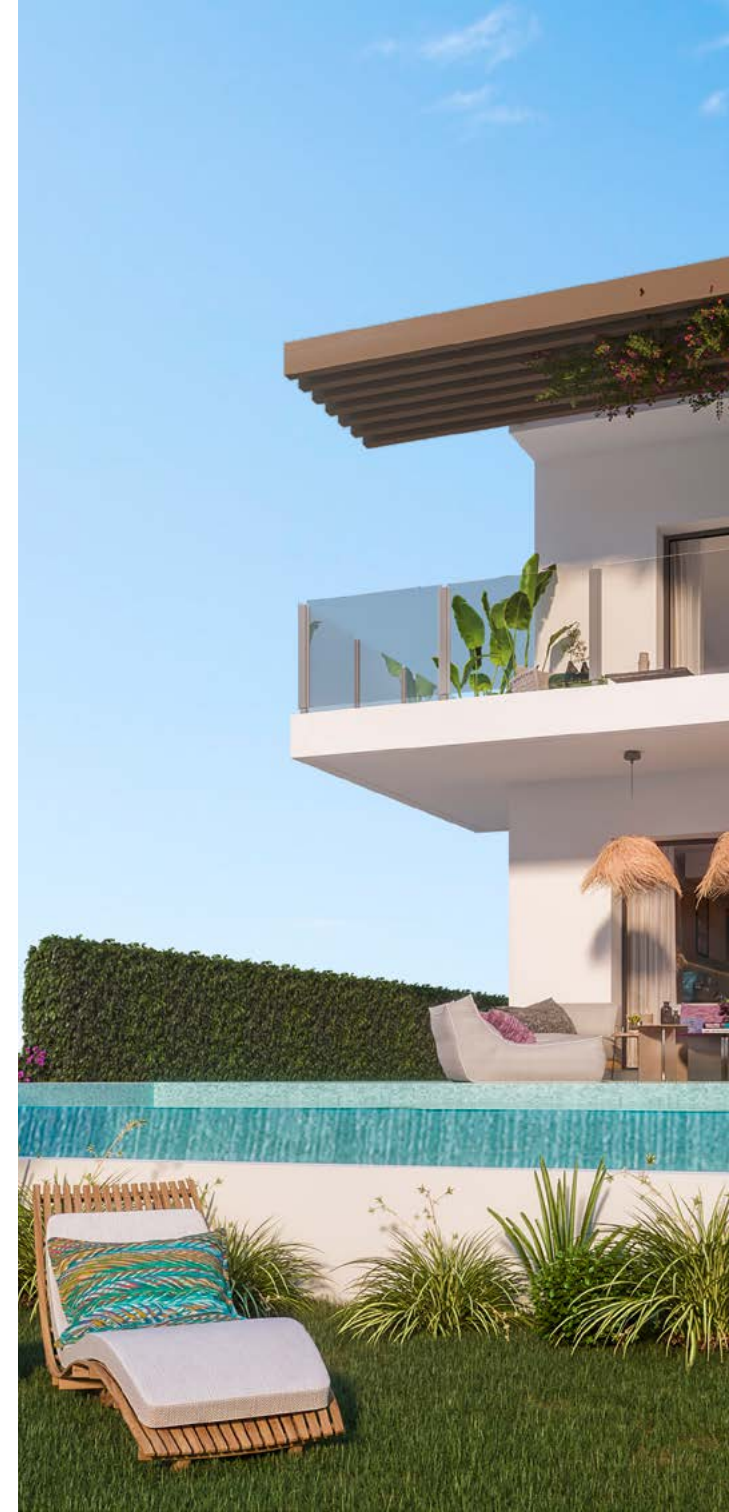
- Covers with a high degree of thermal insulation and guaranteeing their tightness through waterproofing, composed of: two-layer waterproofing membrane, thermal insulation, geotextile protection sheet and finishing with porcelain material in walkable areas and pebble gravel or artificial grass in non-walkable areas.

FAÇADE

- The exterior façade meets all the requirements to optimize thermal and acoustic insulation; cavity walls, with exterior perforated brick, air chamber, thermal and acoustic insulation and interior brick partition with a smooth plaster finish or drywall partition with plasterboard panels.
- The exterior part of the enclosure is designed with a naked-eye cement mortar coating combined with paint, decorative pergolas and window frames in accordance with design and type.

PARTITIONS AND INSULATION

- Divisions between houses consist of a double brick fabric finished with naked-eye plaster coating or a drywall plasterboard partition fitted with sound insulation and sealing of specific points with anti-resonance strips.
- Interior partitions consist of double hollow brick partitions finished with naked-eye plaster coating or drywall partitions with double plasterboard panels and interior insulation for greater comfort.





EXTERIOR JOINERY

- Exterior joinery in CORTIZO or similar brand of premium-quality lacquered aluminium or PVC in colour to be defined by the project management, to contrast with the façade, with thermal break and micro-ventilation system, combining with different types of openings according to design and type.
- All windows and doors are double-glazed with a “Climalit-type” air chamber and low-emission thermal glass depending on orientation, to improve the home’s thermal performance.
- Slatted aluminium shutters or roller blinds in bedrooms in colour to be defined by the project management, to contrast with the façade.

INTERIOR JOINERY

- Main entrance door fitted with security lock, in a contemporary design and colour to be defined by the project management.
- Interior wooden doors in a contemporary design and lacquered in a colour to be defined by the project management, including protective perimeter rubber draught excluders, with micro-ventilation system.
- Fitted wardrobes with fronts in the same design and colour as the doors or open dressing room according to bedroom type, with lined interiors, baggage storage partitions, metal hanging bar and drawer units.

FLOORING

- Interior flooring of houses with sprung floorboards from **PORCELANOSA** brand or similar in living room, kitchen, bedrooms, lobby and corridors, with an anti-impact underlay. A choice of two finishes.
- Porcelain floor tiles in bathrooms and laundry rooms from the **KERABEN** brand or similar.
- Porcelain floor tiles in terrace from the **KERABEN** brand or similar.
- Reinforced concrete paving in a polished finish in parking area and fire lobby.







INTERIOR COATINGS

- Bathroom walls will combine porcelain tiling from the **KERABEN** brand or similar (wet walls) and painted walls as per project design.
- Plasterboard drop ceiling in bathrooms, kitchen and areas where the installations of the houses have to be concealed. Smooth plastic paint finishes.
- Rest of walls in the home finished with smooth plastic paint in colour to be defined by the project management.

SANITARYWARE AND TAPS

- White glazed porcelain sanitaryware from **PORCELANOSA** brand or similar, plus resin shower trays.
- Bathroom units with drawers and recessed double-basin washbasins in the main bathroom and one basin in the rest of bathrooms.
- Monoblock mixer taps in a chrome finish from the **HANSGROHE** brand or similar.
- Shower and bathtubs sliding transparent glass screens with anti-limescale surface treatment.
- Electric towel rails in all bathrooms.
- Domestic hot water network in compliance with current rules and regulations, with general shut-off valve and independent stopcock for each wet area.
- The pipes will be plastic material as they are resistant to every type of water, are very smooth and have less thermal conductivity than others made of metal such as copper.
- Domestic hot water production with a **DAIKIN** Aerotermo heat pump or similar, harnessing the aerothermal energy. With a high performance comfort system for DHW applications, located in the laundry area.





KITCHENS

- ITALIAN STYLE kitchens fully furnished with high-capacity wall and base units and porcelain or similar countertop and countertop front, with extraordinary technical characteristics and performance that make it very safe, hygienic, easy to clean and maintain and very resistant to damage, scratches, impacts and abrasion. In addition to being a sustainable and environmentally friendly material. The appliances are **BOSCH** brand or similar, including extractor hood, ceramic hob, oven, microwave, washing machine, built-in dishwasher and built-in refrigerator.

ELECTRICITY

- Electrical installation in compliance with low-voltage electrotechnical regulations.
- “High” degree of electrification with power and telecommunications sockets.
- Mechanisms from **HAGER** brand or similar.
- USB socket in the living room and one in the master bedroom.
- Recessed LED spotlights in kitchen, bathrooms and corridors.
- Installation of video intercom with camera in access to the urbanization and monitor screen in each of the houses.

SPECIAL INSTALLATIONS

- Telecommunications installation in compliance with the Common Telecommunications Infrastructure Regulation, adapted to optical fibre and coaxial cable to provide the homes with all digital options.
- Ventilation in the homes in compliance with the Technical Building Code, with micro-ventilation integrated into the joinery and extraction vents in bathroom and kitchen ceilings.
- Air conditioning installation for air-to-air system, with Climaver-type fibre ducts or similar concealed in drop ceiling and white lacquered air supply and extraction grilles with digital thermostat.
- Units from number 24 to 42 will have photovoltaic panels for the production of electrical energy installed on the roof which will have a maximum capacity to generate 2.25 KWp.





COMMUNAL AREAS

- Access gates to development according to architecture design.
- Automatic vehicle access door to the development, with remote opening controls.
- External communication lifts between the different levels of common areas.
- Fire protection system in underground garages consisting of sensors, sirens, equipped fire hydrant and fire detection pushbutton.
- Mechanical ventilation in underground garages with fire and CO2 detectors, connected to alarm centre.
- Paving of parking basements in polished concrete.
- The gardens feature a tropical design, with automatic irrigation.
- Lighting of external paths by means of beacons to prevent light contamination.
- Pre-installation of charging station for electric vehicles in parking space for future vehicle charging installation, with a power load of 7.4kW depending on the power contracted for the home, in compliance with current regulations.
- Life Style app to manage notifications, alerts, incidents, access authorisation, key safekeeping, concierge service*, etc.
- Area for locating smart mailboxes or parcel reception in common areas.

*Service included for one year since homes have been released.







SOLEIA AMENITIES

SOLEIA OUTDOOR

Large swimming pools with solarium and views to the sea and the golf course, the ideal environment for swimming a few laps, cooling off, sunbathing or enjoying the Sunset immersed in the peace of the surroundings.

Soleia Social offers outdoor areas for socializing, enjoying the beautiful weather of the Costa del Sol, the stunning views, a landscaped barbecue area and a leisure and reading area.

SOLEIA INDOOR

It consists of 3 distinct areas:

Soleia Fitness - A fully equipped gym that will become your best ally in keeping your body and mind in shape.

Soleia Zen - The sauna and Turkish bath will be the best place to indulge yourself, complete your the day and practice mindfulness.

Soleia Coworking - The ideal space where you can work in a relaxing way and network with your neighbors. A multifunctional area equipped with USB sockets, background music, a lounge area including a microwave and sink, and a toilet so that this space is comfortable and has all you need.

All your moments are unique, share them with your family, your friends, your community and whoever is special for you.





SOLEIAPP

SoleiApp for integral services is a powerful management and control tool that is unique on the market. It offers a wide range of services for your enjoyment and comfort from the moment you reserve your property.

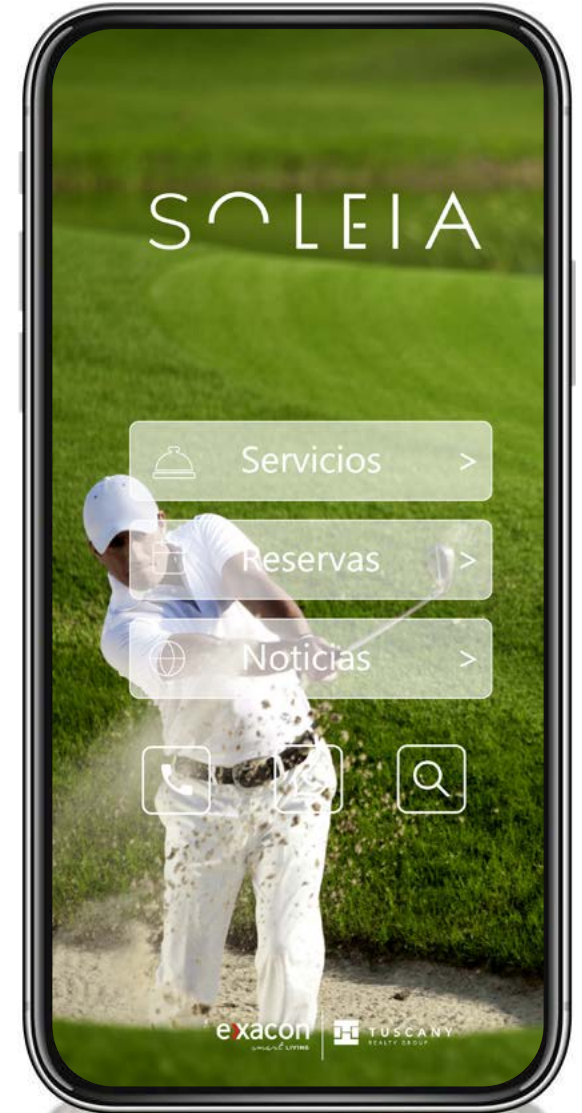
- **During the purchase process** , you will be able to easily access all the relevant documentation of your home such as plans, manuals, etc....
- **Later** will allow you to:
 - Make reservations in restaurants, golf courses, car rentals, etc...
 - Reserve the shared spaces of the Soleia amenities.
 - Enjoy the services of the virtual concierge service*.

In addition, **SoleiApp** offers a comprehensive experience to make your life as a homeowner easier and to provide you with comfort and peace of mind in all aspects of your home and community, allowing you, thanks to its integration with other companies, to carry out tasks such as*:

- Organise your short and long term rentals in a simple way.
- Connect through it with your Community Administrator.
- Manage access authorisations to your property through the custody of keys and much more...

* Service included for 9 months from date of delivery..

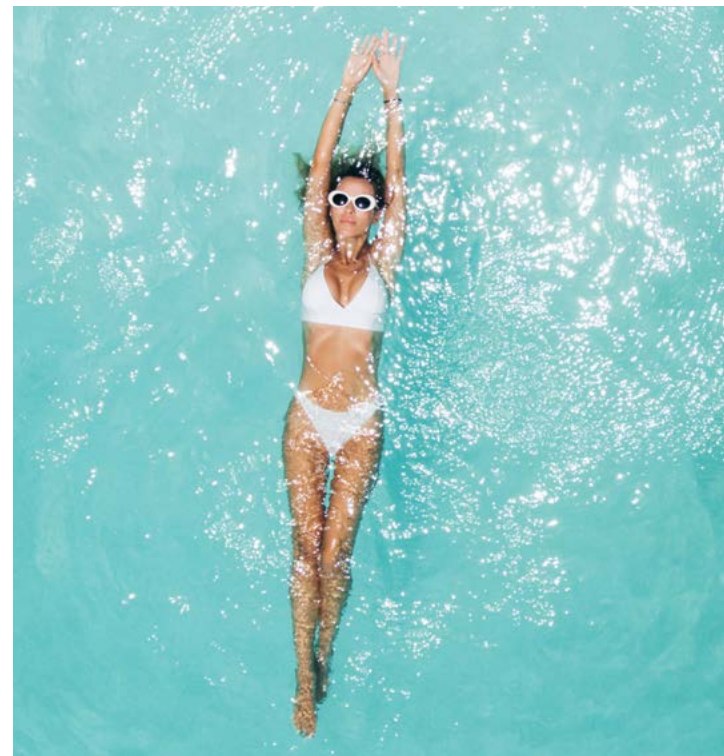
** They require prior agreement and contracting of services with external companies or a physical concierge on the part of the community of owners.



OPTIONALS*

- Colour change of laminated wood floorboards.
- Change of floorboards for large-format stoneware.
- Colour change of kitchen worktop.
- Colour change of top kitchen units.
- Change from washing machine to washing machine/dryer.
- Private in-house lift according to type.
- Home automation package.
- Mini-pool in the garden.
- Installation of electric vehicle charging station.

* Optionals are not included in the price of the unit..



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