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Lucas Fox

2023-2024



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2023-2024



EUROPEAN  
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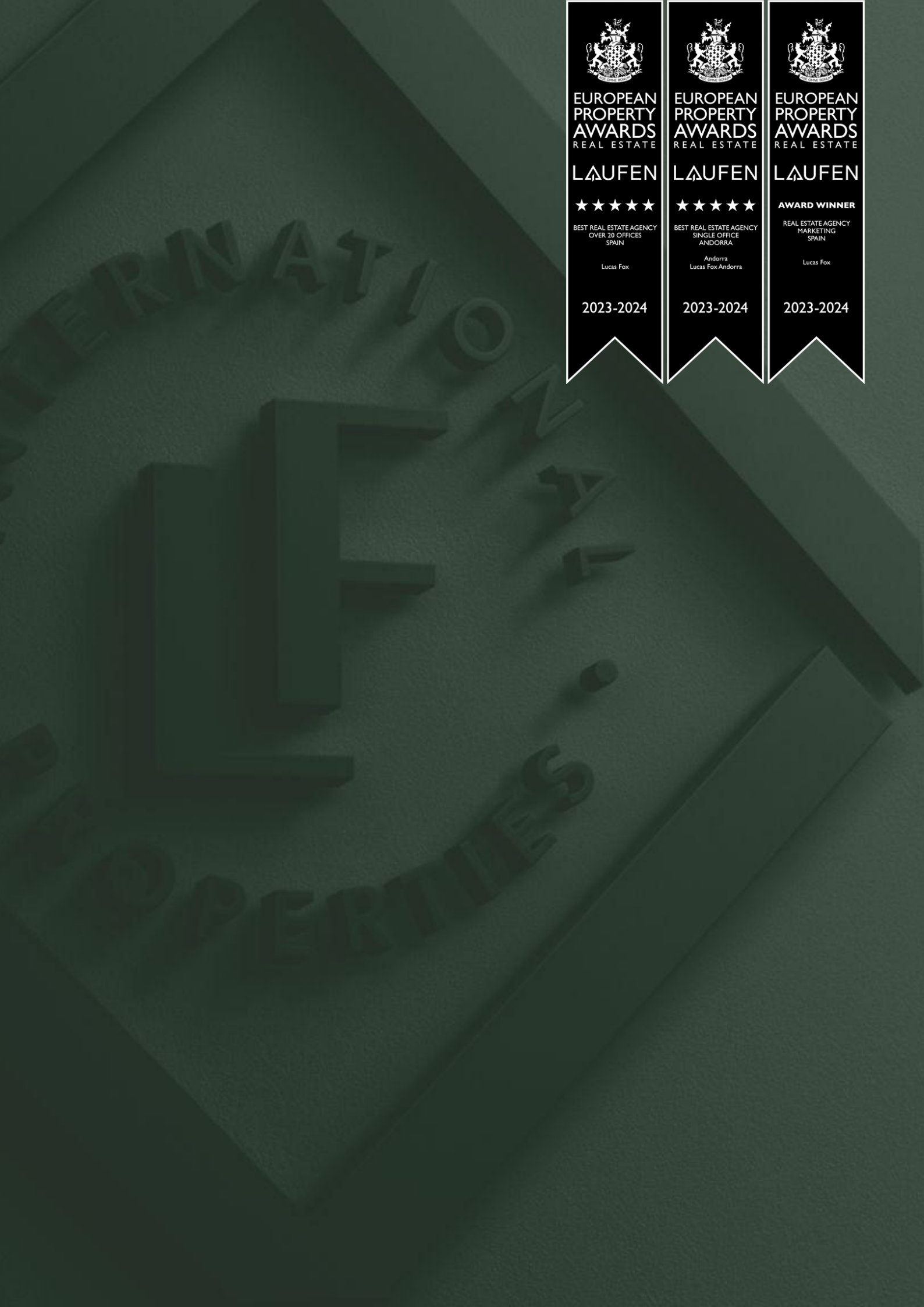
LAFEN

AWARD WINNER

REAL ESTATE AGENCY  
MARKETING  
SPAIN

Lucas Fox

2023-2024



# HIGUERÓN BAY RESIDENCES BY TM

Costa del Sol / Fuengirola

## QUALITY REPORT

### GROUNDING WORKS

The foundations are designed using deep reinforced concrete foundation piles and reinforced concrete cross-braced footings depending on the block, according to the specifications and recommendations given in the corresponding geotechnical report and in compliance with current building regulations.

### STRUCTURE

The structural system comprises reinforced concrete pillars with a rectangular cross-section and waffle or solid concrete slab stairs and building elements, 100%-compliant with current regulations. The building has a grounding network in each block.

### ROOFING

Flat walk-on roofs in block 1 solariums with slight slope, waterproofing with asphalt sheets, thermal insulation using extruded polystyrene (XPS) sheets and finished with non-slip tiled flooring suitable for outdoor use. The remaining roofs used for technical purposes have asphalt sheet waterproofing, thermal insulation using extruded polystyrene (XPS) sheets and a gravel finish. The roofs of blocks 2 and 3 with no solariums are flat and low-sloped with waterproofing, thermal insulation and a surface finished in gravel and artificial grass, with access from communal areas for maintenance.

### FAÇADE

The building is built into the slope, terraced using a series of platforms connecting and linking the different spaces, featuring large terraces surrounded by irregularly shaped porticos that mimic the natural contours of the surroundings, complete with glass balustrades that provide uninterrupted views of the development or the sea, depending on the position of the property. Part of the terraces on the attic floor are covered with pergolas that filter light, whereas ground floors have covered porches and open-air terraces, creating a spacious feel with modern lines.

The façade finish uses cement mortar rendering and acrylic exterior masonry paint, with a colour combination as per design. Some of the architectural aspects of the building, as well as stairwells and utility areas stand out with their lacquered latticework in similar colours to the external joinery to give the complex a quality feel.

The façade is composed of a twin-leaf enclosure with cavity insulation: external leaf with 11 cm thick ceramic brick; thermal insulation in accordance with statutory Technical Building Code specifications; internal leaf with 15 mm thick laminated plasterboard on galvanised steel profiles.

All private gardens on the ground floor have individual flower boxes with programmable drip-watering.

### BRICKWORK AND INSULATION

Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool



soundproofing and sheet metal intermediate separation.

The internal partition walls in each property are also constructed in laminated plasterboard on galvanised steel profiles, with thermal and sound cavity insulation.

Floors between properties are impact-soundproofed and the floor on the ground floor has extruded polystyrene insulation.

## **INTERIOR WALL PAINTWORK**

Smooth acrylic paint on laminated plasterboard (\*choice of colours available). Laminated plasterboard suspended ceiling throughout each property with acrylic paint finish.

The ceiling of the main bathroom – or secondary bathroom, depending on property type – will have 60x60 cm plaster panels with visible metal profiles that permit access for the maintenance of the air-conditioning system.

## **EXTERIOR FLOOR AND WALL TILING**

Non-slip stoneware on porches, terraces and open-air terraces, utility areas and solariums.

## **INTERIOR FLOOR AND WALL TILING**

Rectified porcelain stoneware floor tiles throughout the property. Bathrooms have porcelain stoneware tiles and kitchens have a combination of partially painted walls or tiling for an integrated, modern design.

(\*Choice of floor and wall tiling available.)

## **EXTERIOR CARPENTRY AND GLAZING**

Exterior joinery with high-performance PVC profiles and double glazing with air chamber, including laminated safety glass in balcony doors. Sliding balcony doors in the living room and master bedroom, recessed to be flush with the floor, except in property types F in block 1 and J, K and L in block 2 which have balcony doors in the living room and all bedrooms. There are roller blinds with aluminum slats with thermal insulation finished in the same color as the carpentry. On the windows of the living room and master bedroom, the blinds will be electric, activated by a button.

Utility area access door with PVC profiles and translucent safety glass with air chamber.

Armoured front door to the property, with structure and sub-frame in steel, blocking mechanism, security lock and peephole. To exterior, hydrolacquered panel in the same colour as the joinery; to interior, finished with the same finish as room doors.

Terraces as per building design, with parapet walls and light balustrades with safety glass and metal profiles.

## **INTERIOR FITTINGS AND GLAZING**

Lacquered room doors with 210 cm high leaf, solid core, lift-off hinges and soft-close mechanism with rubber strip on frame (\*choice of finishes available at no extra cost as per the customisation catalogue).

All bedrooms have fitted wardrobes with lacquered sliding doors (same as room doors), interior lined with textile melamine, fitted with self-closing drawer unit, shelves, upper storage space and hanging rail.

Some properties have shoe storage with hinged doors in the entrance hall or a storeroom with sliding or hinged doors depending on property type and lacquered finish (same as the room doors). The internal storerooms of the properties are lockable.



## PLUMBING

Indoor plumbing in the property with approved plastic piping.

Bathrooms with:

- Resin shower trays with slate finish in different sizes and fitted shower screen. Type F properties with 3 bedrooms have a bath and shower tray in the main bathroom.
- Concealed shower fittings.
- 30x30 cm ceiling shower with natural rain effect in main bathroom.
- Concealed cisterns in both bathrooms.
- Premium-quality Hansgrohe taps and sanitaryware.
- Eco-efficient, Hansgrohe washbasin single-lever mixer tap.
- ABS soft-close toilet cover with click-off system.
- Wall-mounted washbasin units with mirror and LED downlights in both bathrooms. In 2-bedroom property types C, D, G3 and L, and 3-bedroom property types E, F, I3, J3, K and M the main bathroom has a double washbasin.
- Attic property types E3, I3 and J have a WC with a concealed cistern toilet, wall-hung washbasin unit and mirror.

## VENTILATION

Ventilation throughout the property, including kitchen and bathrooms, via forced extraction ducts.

## ELECTRICITY

High-grade 9.2 kW electrical installation (contracted power supply is 6.9 kW and may be increased on request).

Interior installation with premium-quality fittings and dimmer switch in the living/dining room. Outdoor perimeter lighting in properties on ground floors.

TV sockets in living room, all bedrooms, porch, terrace and solarium. RJ45 network sockets in the living room and all bedrooms.

## IRONWORKS

On parts of the complex such as the wall around the estate, there are gates to the private gardens of the properties in blocks 2 and 3 and on entrances to the poolside area.

## KITCHEN

Contemporary kitchen design with the following characteristics:

Fully equipped with base and wall units to ceiling, self-closing drawers and pull-out hood. Spaces for built-in dishwasher and refrigerator and vertical fitment for built-in conventional oven and microwave according to property type. The following white goods are included: extractor hood, oven, refrigerator, induction hob, dishwasher, microwave and washing machine in the utility area.

The kitchen has a large peninsula or island in property types F, E3 and J3 with quartz worktops (Silestone, Compac or similar brand), undermount sink and drainer on the worktop with overhang towards the living room making a breakfast bar.

Premium-quality, eco-efficient, single-lever sink mixer tap (Hansgrohe brand or similar).



LED lighting below wall units and LED spotlights in the suspended ceiling above the breakfast bar or peninsula area.

\*Choice of finishes for kitchen units, worktop and splashback above the cooker available at no extra cost as per the customisation catalogue.

## **GALLERIES**

Enclosure with lacquered slats to match the façade in the same colour as the joinery. With lighting point, 150-litre DHW storage tank and installation for washing machine and dryer. Interior walls finished in white cement render.

## **HEATING AND HOT WATER FROM HEATERS**

Ducted pre-installed air-conditioning (hot/cold). The outdoor unit or aerothermal heat pump is located on the roof; the indoor unit is located in the suspended ceiling in the secondary bathroom. The control thermostat is in the living/dining room.

Domestic Hot Water (DHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from electrical resistance.

Underfloor heating throughout the property using the aerothermal heat pump; the control thermostat is located in the living/dining room. Electric underfloor heating in bathrooms.

## **TELECOMMUNICATIONS**

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, Polish, English and German.

The installation also provides the option of receiving a selection of TV channels in Scandinavian and English with subscription.

Properties have access to fibre optic broadband telecommunications services in accordance with current legislation.

## **WIFI**

Wi-Fi router installation in the living room.

Communal Wi-Fi network service with Internet access in the communal areas of the development.

## **GARDENS**

Gardens with artificial lawn. These gardens will be surrounded by a masonry wall and metal railings with cypress hedging around the perimeter with programmable drip irrigation system and tap. All gardens on the main façade have a metal gate providing direct access to the development, except for the gardens of ground-floor properties in block 1. The gardens are separated by hedges on both sides with programmable drip irrigation and rigid welded mesh fencing.

## **PARKING**

Car parking for the development is on two basement floors, one located beneath block 1 and the other beneath blocks 2 and 3. Both have different access points, and car parking spaces, storerooms, utilities rooms and communal areas.



All properties come with two car parking spaces and a basement storeroom located close to the stairways and lifts.

The second basement of block 1 has outdoor access via a pedestrian walkway linking it with block 2. There is also an internal pedestrian ramp providing access to the outside of the development, in accordance with accessibility requirements.

The car parks have a separate ramp for vehicle access with remote-controlled door, in addition to convenient pedestrian access by stairs and lift from the different floors of the buildings in all blocks.

In basements, the garage enclosure consists of a waterproof, reinforced concrete wall which will be finished with signage paint and will have a floated concrete floor.

All basement parking spaces have pre-installed electrical cable containment to facilitate the fitting of any future charging points for electric vehicles in these bays.

Basements will have bicycle parking in an enclosed space fitted with air pump and also a water tap for bicycle maintenance.

They are equipped with all fire safety measures as required by current legislation.

## PRIVATE SOLARIUM

All Premium properties in block 1 have a private solarium with direct access from the property via a private stairway. They have solarium access via a motorised roof.

Solariums have:

- Barbecue unit with shelves, sink, tap and pre-installation for a small refrigerator.
- Shower with hot and cold water.
- Power socket and TV and lighting socket.
- Pre-installation for Jacuzzi.
- Low cupboard for storage.

## URBANISATION

The buildings rise up over the development creating landscaped embankments and platforms that adapt to the contours of the terrain, providing views over the sea and towards the mountains from some of the different levels.

The development's gardens will be landscaped and stocked with a wide variety of native plants, in particular, aromatic plants, flowering ground-cover plants, palm trees and other types of characteristically Mediterranean plants. All the gardens will have an automatic watering system, lighting and street furniture. In addition, the open terraces of ground-floor properties are separated from the pathways by a communal garden containing different types of plants.

The development will have two pedestrian entrances, the main pedestrian entrance is through the entrance building on Calle Begoña via a video intercom and key-operated access. Post boxes are located inside the development near the entrances. The entrance stands out with its ornamental fountain and large landscaped area, and also has bicycle parking. The second pedestrian entrance has a gate with direct access to the development's perimeter path.

Vehicle access to the basement is from the west corner of the lower part of the plot via a motorised access gate. There is also magnetic key access at the pedestrian access point to the development and to the poolside area, gym and co-working room.

The paths are sloping and adapt to the contours of the terrain and the stairs linking the different platforms surrounded by landscaping.



The perimeter of the development is fully enclosed by a wall and/or masonry wall and metal railings, with the installation of a perimeter security system with video surveillance cameras using closed circuit television. The different levels and platforms consist of retaining walls and sea walls.

The promotion has a general automatic volumetric water softener, using ion exchange resins.

The development will have a signage system designed to indicate the location of the amenities as well as identifying the properties, storerooms and car parks.

The development has the following amenities:

- Pool area

In the lower part of the development, there are swimming pools and a poolside area with non-slip paving around the pools and an area of natural lawn, showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings and access gates. The area comprises:

? Heated pool with a water surface area of approximately 150 m<sup>2</sup> and a depth of between 110 -150 cm, with gresite finish and underwater lighting. Overflow edge with grille and the water level flush with the exterior paving. Masonry steps and metal ladders provide access to the pool. It will also have a thermal pool cover. There is a central area for swimming approximately 20 m in length. Saltwater chlorination is used to treat the pool water.

? Children's paddling pool with a water surface area of approximately 25 m<sup>2</sup> and a depth of 30 cm, finished to the interior with gresite and underwater lighting. Overflow edge with grille and the water level flush with the exterior paving. Designed for young children to paddle in. Saltwater chlorination is used to treat the pool water.

? Heated Jacuzzi with underwater lighting, located next to the swimming pools, with capacity for 5–6 people, made in thermoformed acrylic materials in a single piece, with stainless steel grips, ergonomic seats with air and water jets, perfect for relaxation, massage and therapeutic purposes.

? Swimming pool toilets, located next to the poolside area, with accessible toilets for men and women.

? Poolside area with fenced enclosure and non-slip stamped concrete paving around the pools, with a main entrance next to the development and shower areas. The poolside area features natural lawn, a range of plants and trees to give it a fresh and Mediterranean feel as well as sweeping views, lighting and drip/sprinkler irrigation. There are loungers and parasols for an enjoyable pool experience.

- Landscaped green area and viewing plaza, located in the lower part of the development, with a range of plants and trees to give it a fresh and Mediterranean feel, also includes outdoor furniture, shaded areas, lighting and drip/sprinkler irrigation.

- Gym

Located in the basement underneath block 2, its high windows provide views of the swimming pool area and gardens. It has a fitness room with a net floor area of approximately 38 m<sup>2</sup>. The fitness room has a TV and is equipped with a complete set of machines for cardio, strength and flexibility training. There is a small WC and direct access to the pool area.

- Co-working room

Located in the basement of block 2 next to the gym, with a net floor area of approximately 26 m<sup>2</sup>, this glass-fronted space has views of the pool area. Inside, there are fixed and moveable study tables and chairs creating a comfortable space for

co-working, remote working or study. Includes Wi-Fi connection.

- Community storeroom

In basement -2 of block 1, there is a room for maintenance and cleaning storage for the community, approximately 50 m2 in size.

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## COMMUNAL AREAS

The development complex has one block with four floors and two blocks with three floors. Each block has several stairwells with lift/s that connect properties to the parking basement and ground floor. In addition, block 2 connects to the basement via a covered walkway. The lifts have low-consumption electric motors, automatic doors, telephone connection, LED lighting and 6-person cabins. The blocks are also linked on the outside by corridors or pathways inside the development to make it easier to get to all the properties from the different areas.

The floor tiles on the communal stairways are finished in premium-quality non-slip porcelain stoneware whereas the pathways connecting the different blocks in the development are made of stamped concrete.

The facing on the walls in the communal areas is cement render painted white or another colour depending on which block it is part of.

## PROPERTY CUSTOMISATION

\*Choice of the following finishes at no extra cost according to the Customisation Catalogue, within the specified dates:

o Submit your choices before 01/09/2023

- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.

o Submit your choices before 01/12/2023

o

- Finish of kitchen units and worktop.
- Room doors and wardrobes.

o Submit your choices before 01/12/2023

- Paintwork.

\*Choice of the following finishes at an extra cost:

• In private gardens:

o Integrated cabinets in porches.

• In private solariums:

o Tensile canopies.

o Fitted wardrobes.



- In private gardens:
  - o Artificial wood unit with lamps fitted in the ground.
- In private solariums:
  - o Non-slip marble shower tray and tiled walls.
  - o Jacuzzi-style whirlpool bath with pressured air and/or water jets perfect for relaxation, massage and therapeutic purposes.
  - o Larger barbecue.
  - o Indirect LED lighting on brick walls on roof.
- In parking spaces:
  - o Charging point for electric vehicles.

\*All properties have a 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, said materials may be replaced by others of similar or superior quality, but always with the same quality of materials as defined in these specifications.

## VIVIENDAS PREMIUM

Top-floor properties with solarium will have the following variations in specifications compared with the rest of the properties:

- o Wood joinery:
  - o Lacquered room doors with 2.1 m high leaf, solid core, concealed hinges, magnetic latch and soft-close mechanism with rubber strip on frame. (\*Choice of colours available according to the customisation catalogue).
  - o Switch-operated LED strip lighting under the top shelf inside wardrobes in the master bedroom.
- o Kitchens:
  - o Designer kitchen. (\*Choice of colours available for units and worktops according to catalogue.)
  - o Decorative extractor hood.
  - o The wall space between wall and base units is covered in the same material as the worktops, i.e. quartz (Silestone, Compac or equivalent brand).
  - o Single-lever mixer tap with ergonomic extendible spray. QuickClean Hansgrohe anti-limescale system.
- o The main bathroom will have:
  - o Backlit bathroom mirrors with demisting glass.
  - o Electric towel rail.
  - o Wall-mounted toilet.
  - o Hansgrohe shower with ceiling-mounted shower head and QuickClean anti-limescale system.
- o WC in property types E3, I3 and J3 will have:
  - o Concealed cistern toilet.
  - o Wall-mounted washbasin. Wall-mounted toilet.
  - o Mirror and LED lighting.
- o LED ambient lighting on solarium parapets.

## BUILDING SPECIFICATIONS WITH DATE:



26/06/2023

## **NOTA INFORMATIVA**

The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.



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