



 <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



AURA FASE II  
HIGUERÓN  
QUALITIES REPORT





## 01 FOUNDATION AND STRUCTURE

The building's structure consists of reinforced concrete frames and reticular slabs made of the same material. The foundation will be made using reinforced concrete footings and screens based on the results obtained from the geotechnical study performed on the site.

## 02 ROOFS

The building is designed with flat and sloped roofs, ensuring good thermal insulation and adequate waterproofing. The finish in walkable areas will be made with anti-slip porcelain stoneware tiles.

## 03 FACADES

The facade will be constructed using double-layered walls and thermal insulation. The outer layer will be made of brick, and the inner layer will be made of laminated plasterboard.

## 04 INTERIOR PARTITIONS AND INSULATIONS

The separation between the dwellings will be achieved through traditional block partitioning with 8 cm sound-resistant arlite block and semi-direct partitioning on both sides composed of semi-rigid mineral wool panels inside a structure made of galvanised steel sheet profiles, anchored directly to the substrate, covered with high-strength plasterboard. The interior divisions of each dwelling will be made using dry partitioning of laminated plaster on both sides, with a substructure of galvanized steel profiles and mineral wool insulation.

# 05

## FLOORING AND TILING

The interior of the entire dwelling will be fitted with 90x90 porcelain tile flooring of the Cifre Cerámica brand or similar.

The terraces of the dwellings will be fitted with C3 non-slip porcelain flooring, Cifre Cerámica or similar.

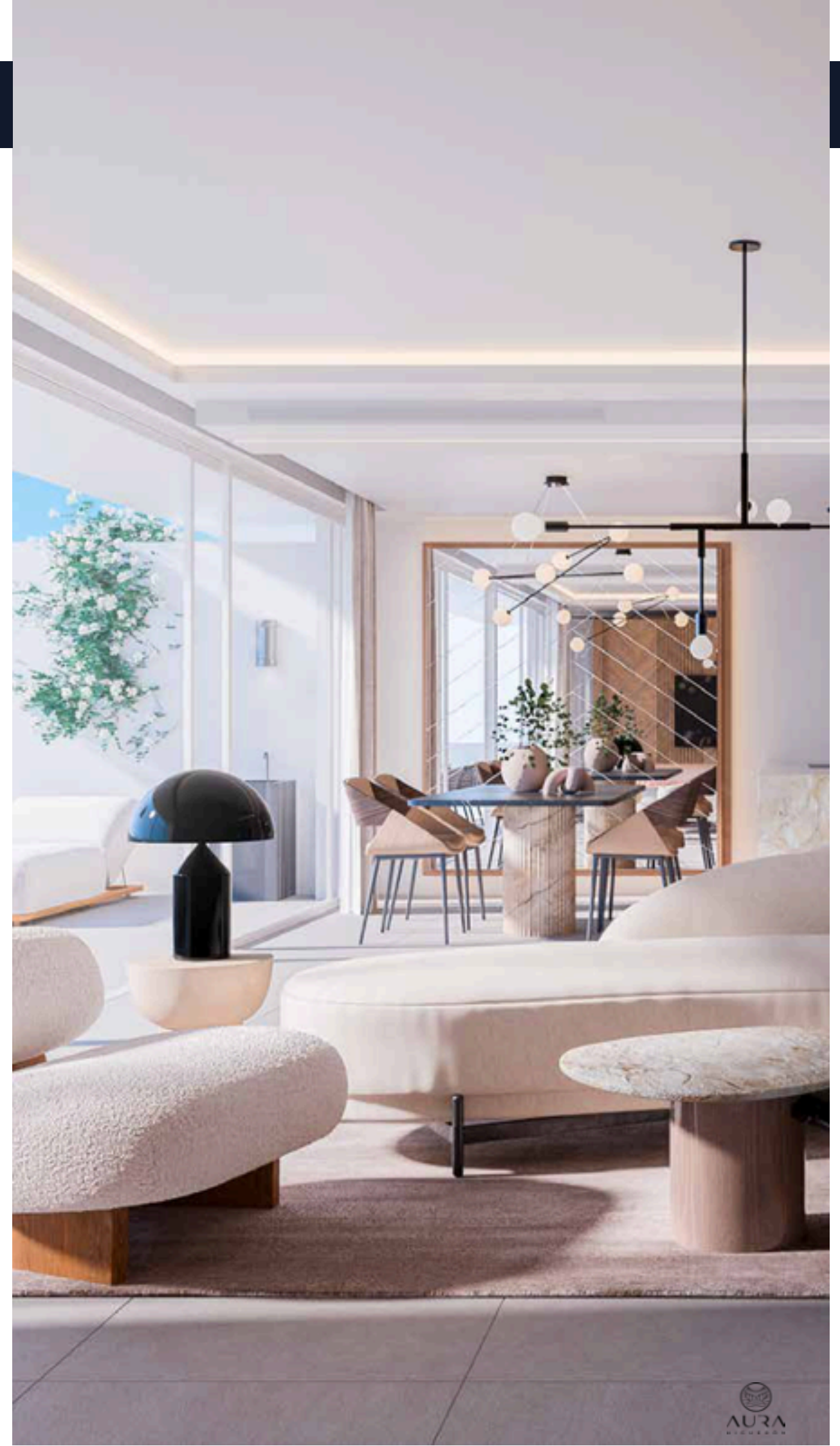
In the bathrooms, 90x90 porcelain tile flooring will be laid and 120x280 Cifre Cerámica or similar brand tiling in the shower.

# 06

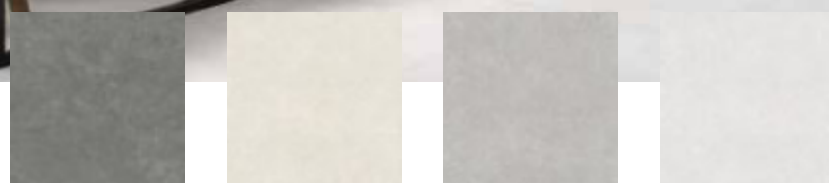
## WALL COVERINGS AND FALSE CEILINGS

In the bathrooms, matte plastic paint will be applied except in the shower area, which will be tiled from floor to ceiling with 120x280 cm tiles from Cifre Cerámica or similar. The rest of the dwelling will have smooth matte plastic paint of prime quality in the colour white. Suspended false ceilings of laminated plaster will be installed in the corridors and utility areas, with a clean corner edge and a smooth matte finish in white paint. In damp areas, water-resistant gypsum plaster core boards will be used where necessary, and they will be accessible for inspection.

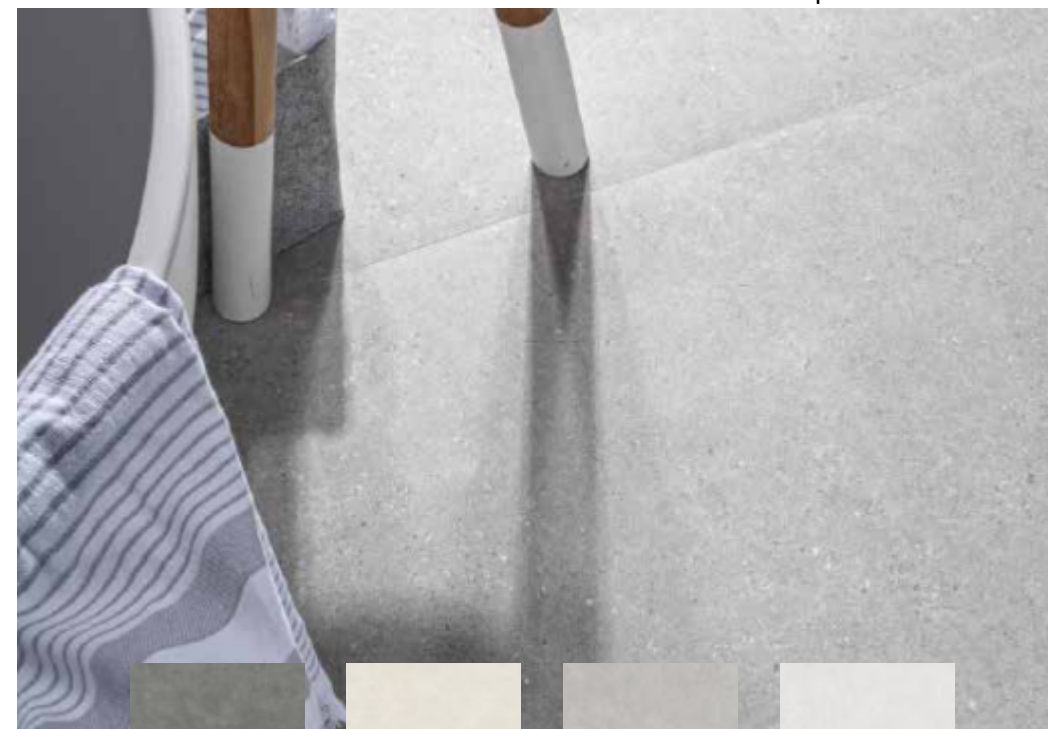
cifre  
cerámica



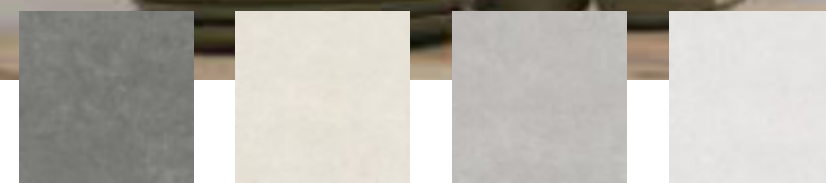
## GENERAL FLOORING Acron | Formatos: 90X90



## BATHROOM TILING Acron | Formatos: 90X90



## BATHROOM TILING Acron | Formatos: 120X280



# 07

## KITCHEN FURNITURE AND APPLIANCES

### CABINET DOORS

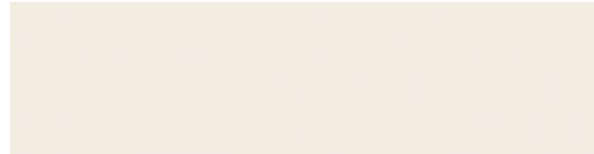
Made from 1.9 cm thick melamine-faced panels, E1 class (low formaldehyde content). The surface is antistatic, heat resistant and resistant to liquids commonly used in the kitchen. All cabinets are 1 mm ABS edging and the rest of the edges in 0.4 mm ABS. The cabinet doors are available in Latte White (code 01) and Volcano Grey (code 03).

### BACK

Manufactured with 0.6 cm. class E1 ennobled melamine MDF panel, coated on both sides. To allow for the passage of pipes and cables, the back panel has a recess of 1.7 cm. 1.7 cm. at the top and 4.7 cm. at the bottom.



Porcelain Countertop Inalco | Silk Camel Natural



Kitchen furniture Dica | Porcelana MI



Kitchen furnitures Dica | Nogal MI



Interior frame | Gris Volcano

BD



Sink Faucet | High spout, adjustable, chrome, 2 positions, semi-professional



Sink | BMG 110-48

**FRANKE**



#### SHELVES

The panels are the same as the cabinet colour with the front edge in 1mm ABS and the rest of the edges in 0.4mm ABS, always in the same colour as the cabinet. All shelves are adjustable in height and are fitted with a safety device to prevent them from sliding out and tipping over. These devices shall not be fitted in special furnitures, corner brackets or chamfers. The shelf supports are made of metal and are resistant to heavy loads. In high cabinets, of L. 80 cm or more, shelves and bottom panels shall be 2.5 cm thick. In lower units of L. 80 cm. or more, the shelves shall be 2.5 cm. thick. In wall units of L. 80 cm. or more, the shelves and centres shall be 2.5 cm. thick.

#### DRAWERS

With sides and back in aluminium-coloured steel and 1.6 cm base in grey laminate. Guide with integrated, ultra-light sliding guide with total extraction and automatic locking system as standard. Dynamic load resistance 40 Kg. Units with drawer fronts of 90 cm or more are fitted with slides with a dynamic load resistance of 70 kg as standard.

#### HINGES

With CLIP system and three adjusters that contribute to an exact closure and firm retention. The 110g hinges and hinges for the furniture will go with integrated soft-close. Furniture with 155° or 180° hinges will be shipped with hinge dampers for hinge installation.

They have three adjustments:

- Vertical: +2 -2 mm. by means of screw.
- Depth: +3 -1 mm. by means of eccentrics.
- Lateral: +4 -0.5 mm. by means of eccentrics.

The hinge is guaranteed for more than 100,000 closing/opening cycles.

#### HANGER

Made of zinc-plated steel, CONCEALED in the back of the unit. Mounting conditions: by means of three semicircular bolts to be fitted into the side of the cabinet, with a lag bolt attached to the ceiling and in the farthest hole of the side. Weight resistance 170 kg.

#### FRONTS

Laminated 20mm

#### WORKTOPS

Inalco® porcelain tile or similar mode. Silk Camel Natural 12mm thick, 12mm straight edge, with recess for undermount sink, recesses for hob, tap and 1 wall and 1 island socket. Sides on the island for worktop support.

# 08

## ELECTRICAL APPLIANCES

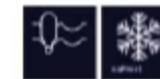
Electrical appliances are Siemens brand or similar.

- Black induction hob iQ700
- Stainless steel oven HB514AERO
- Integrated microwave oven black iQ300
- iQ300 integrated dishwasher
- iQ300 integrated fridge/freezer iQ300
- iQ300 8 kg front-loading washing machine iQ300
- Ceiling extractor fan Nitro 360 from Frecan or similar brand.



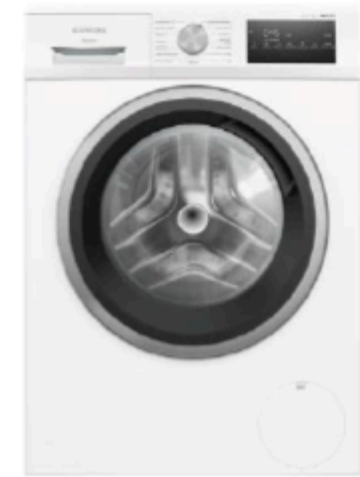
CaNOPY HOOD | Nitro 360

**FRECAN**



**iQ300**  
Frigorífico combi integrable, 177.2 x 54.1 cm, Puerta fija  
KI86NHFE0

- Bottle rack: store your bottles safely and within easy reach.
- noFrost: No more defrosting the freezer.
- Super-freeze: quickly freezes large quantities of food
- autoAirflow: uniform refrigeration keeps food fresh for longer.



**iQ300**  
Lavadora de carga frontal, 8 kg, 1200 r.p.m.  
WM12N265ES

- Super-fast washing machines: shortens washing programmes or washes in just 15 minutes.
- Class A energy efficiency: Our most energy-efficient washing machine.
- smartFinish: Smooth out creases to save ironing time.
- IQdrive motor with 10-year warranty: Efficient, quiet and durable
- waveDrum: Washes your clothes efficiently and very delicately

**SIEMENS**



**iQ700**  
Placa inducción, 60 cm. Negro, con  
perfiles  
EX676LJC1E

- flexinduction: greater flexibility when cooking.
- flexinduction: an intelligent cooking zone that adapts to your pans.
  - Dual lightSlider: control your hob at the swipe of a finger.
  - fryingSensor Plus: oil temperature control.
  - powerMove Plus: cook more comfortably thanks to three preset power levels.
  - powerBoost: increases the power of an induction zone by up to 50%.



**iQ300**  
Horno, 60 x 60 cm. Acero inoxidable  
HB614AER0

- Save time thanks to fast preheating.
- Rapid preheating: quickly reaches the desired temperature for the fastest possible cooking.
  - perfectCooking 3D: even heat distribution for cooking on up to three levels at the same time.



**iQ300**  
Microondas integrable, Negro  
BE623LMB3

- 38 cm built-in microwave for defrosting, reheating or preparing dishes in the shortest possible time.
- Grill function: Get evenly toasted food with the powerful grill.
  - cookControl: automatic programmes for perfect results.
  - Side opening: ideal for overhead installation.



**iQ300**  
Lavavajillas totalmente integrable, 60  
cm, Puerta deslizante  
SN73HX10VE

- Dishwasher with sliding door: perfect integration result for small spaces, low plinths or higher worktops.
- varioSpeed: washes and dries dishes up to three times faster.
- The brushless iOdrive motor is highly efficient, quiet and durable.
- Home Connect: control your smart dishwasher from anywhere.
- More flexibility and loading convenience thanks to the varioFlex basket and 3rd tray vario Drawer.

**SIEMENS**



Sink | Countertop with one or two basins. Unit not included



Laufen Lis  
Item no. H895666610040001  
article no. H8956617160001  
Discharge push button AW1



Laufen Pro  
Ref. No. H8209660000001  
Wall hung toilet, 530x360mm. Deep bottom  
Rimless, white.  
Seat pro White  
Ref. H8989660000001



Illuminated and anti-fog mirrors in bathrooms.



SIDETRAY ST  
Shower tray  
Colour: To be defined by DF



LINETRAY LT  
Shower tray  
Colour: To be defined by DF



Tecturis S  
ref. 73351000  
Single-lever basin mixer  
single-lever basin mixer  
with spout  
22,5cm, chrome plated.



DuoTurn S  
ref.75418000  
Concealed mixer for  
2 functions.



FixFit S  
ref. 26888000  
Water inlet with support  
shower bracket



Aktiva  
ref. 27413670  
Shower arm 38,9 cm



Pulsify S  
ref.75418000  
Hand shower 100 1jet  
EcoSmart



Chroma  
ref. 26220000  
Croma Fixed shower 280  
1 jet  
EcoSmart



Tecturis  
ref.73312000 ref.73312140  
ref.73312670  
Single-lever basin mixer  
basin mixer 110 Coolstart  
without drain



Vernis Blend  
ref.26089000 ref.26089670  
Shower tube 200 1 jet  
EcoSmart with thermostat



Raidance  
Fixed shower 260/260  
  
ShowerSelect  
Concealed thermostat 2 functions

Main bathroom | Washbasins

Main bathroom | Shower

Secondary bathroom | Shower

Terrace | Outdoor shower

hansgrohe





## 09 SANITARYWARE AND TAPS

Sanitaryware will be made from white porcelain of the highest quality from Laufen or similar. Taps will have a chrome finish with single-lever operation from Hansgrohe or similar. Countertop basins will be from solid surface material, with one or two bowls, from Zenon brand or similar. Shower trays from Cifre Cerámica brand or similar.

## 10 PLUMBING

Each dwelling will have an internal main water shut-off valve.

**zenon**  
smart solid surface

## 11 EXTERIOR CARPENTRY

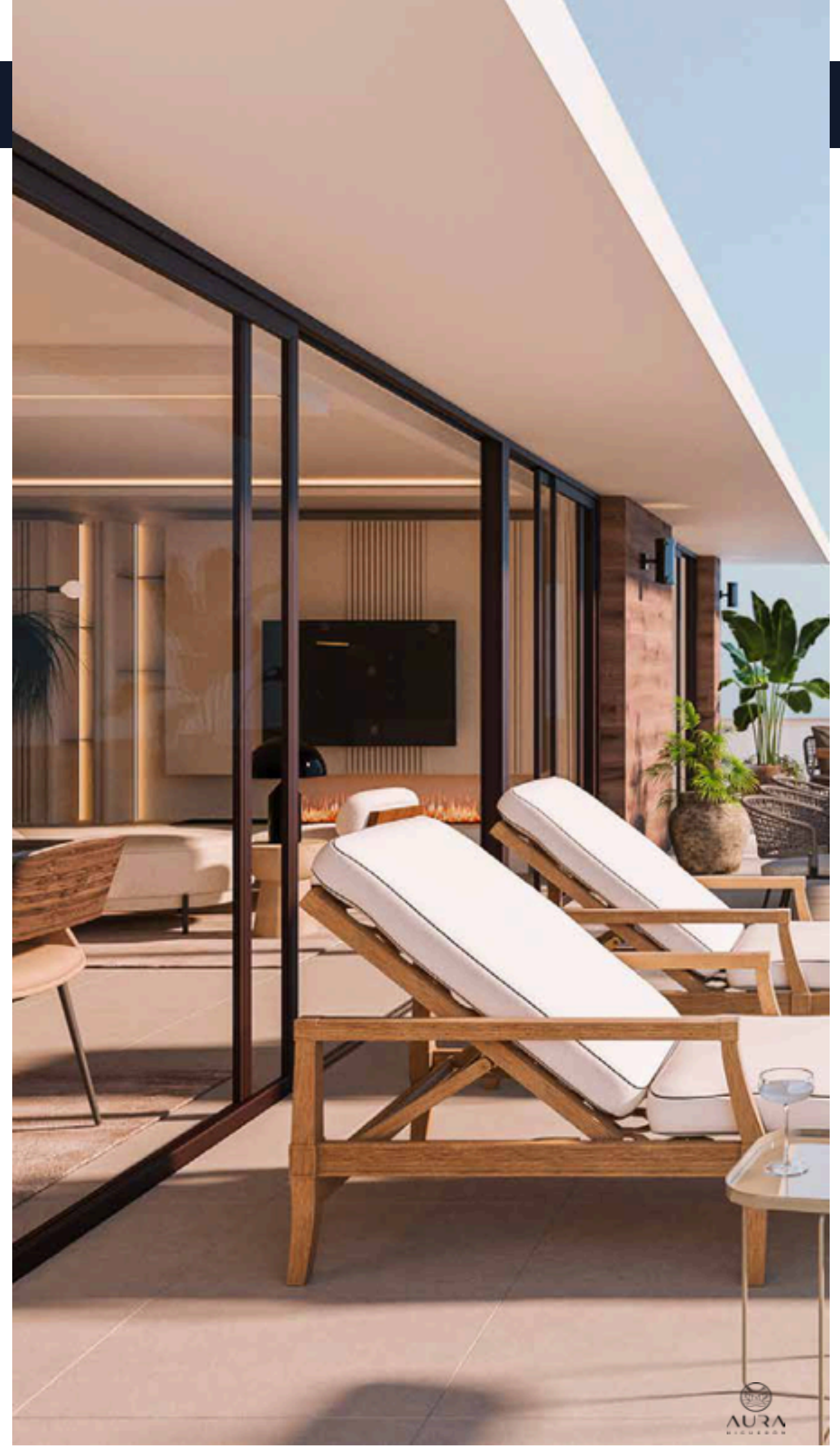
The exterior carpentry will be made of lacquered aluminium or PVC with thermal bridge breakage and oscillo-battent, hinged or sliding opening, as appropriate, Strugal brand or similar.

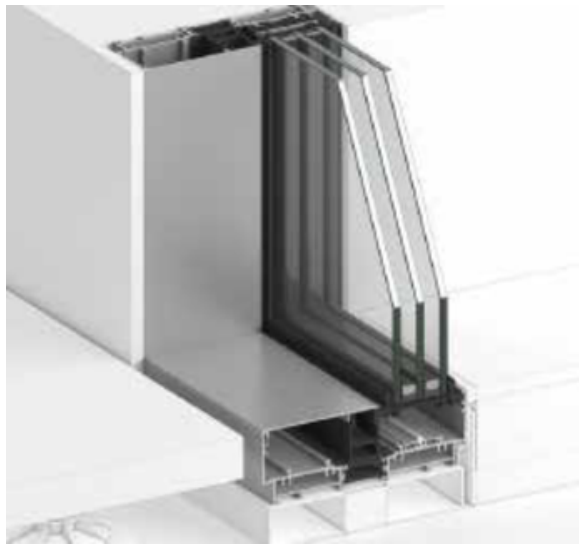
It will feature double acoustic-thermal glazing with an intermediate air chamber, as well as low emissivity glass that prevents heat loss, achieving a considerable improvement in the energy performance of the building and therefore and, consequently, greater economic savings. All bedroom windows will have blinds in the colour and material of the carpentry, with thermal insulation.

**STRUGAL**

## 12 INTERIOR CARPENTRY

The front door to the dwelling will be armoured, with chrome-finished smooth handles and hinges, and a security lock. Interior doors will be sliding or hinged, as appropriate, finished in white lacquer with aluminium fittings and hinges. Built-in wardrobes will have hinged doors and be internally lined with textile finish. The doors shall have the same colour and finish qualities as the interior doors of the rest of the dwelling.





Aluminium carpentry  
With thermal break. Anthracite grey colour.



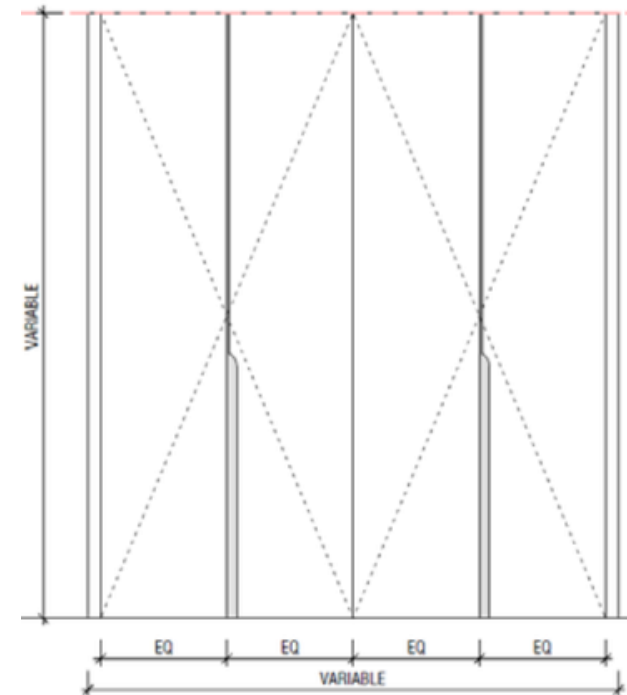
Bedroom windows  
Electric motorised blinds. Climalit glazing.  
Anthracite grey colour.



S160RP Horizon  
Floor-to-ceiling sliding and 4.5m wide  
Climalit insulating glass.  
Anthracite grey colour.



Strugal Glass Line  
Fixed safety glass on terrace.



Built-in wardrobes up to 265cm high with skirting board.  
Lined on the inside with hulls and textile finish.



SCHNEIDER.  
Schneider new unique pre-installation with wiser system.



Hot/cold air conditioning.  
Domestic hot water by athermics



Orona Elevators or similar



Underfloor heating in bathrooms and optional in the rest of the house.



Natural and mechanical ventilation for permanent air renewal.



Centralised ducted air-conditioning using a direct expansion system with a heat pump. Direct expansion with heat pump



Stainless steel outdoor kitchen Marbella.  
 - Barbecue with 6 stainless steel burners, each with its own individual control.  
 - Integrated side burner with lid.  
 - Rear infrared burner.  
 - Total power: 31.5 kW.  
 - Electronic ignition.  
 - 2 Stainless steel grills of 29 x 45 cm.  
 - 1 35 x 45 cm. reversible griddle (smooth on one side and smooth/rough on the other side).  
 - 1 Chromed heating grill of 95 x 15 cm.  
 - 63 lt. refrigerator with neon interior light.  
 - Overall dimensions: Width: 275 x Height: 120 x Depth: 60 cm.



## 13

### **ELECTRICITY AND TELECOMMUNICATIONS**

The dwellings will be equipped with telecommunications in accordance with the provisions of the Regulation of Common Telecommunications Infrastructures.

They will include video intercom and Schneider or similar mechanisms.

The level of electrification of the dwellings will be high according to the REBT standards.

## 14

### **AIR CONDITIONING, HEATING AND HOT WATER**

The dwellings will have a centralised air-conditioning production system by means of a direct expansion system with heat pump and DHW (Domestic Hot Water) through an aérothermal system.

## 15

### **COMMON AREAS**

The façade will be a combination of porcelain tiling and smooth mortar rendering finished with light-coloured paint.

The project has two swimming pools located at different heights facing south and with sea views.

All communal areas and the garage will have low energy LED lighting.

There is a gym and coworking area. The flowerbeds will be decorated with natural vegetation.

## 16

### **GARAGES / PARKING**

The project has a garage for vehicle access. The paving of the garage will be made of polished trowelled concrete with corundum finish. The garage will be protected by a fire protection system in accordance with current regulations.

## 17

### **ELEVATORS**

Three electric elevators will be installed, with overload detection and telephone connection. Orona brand or similar.

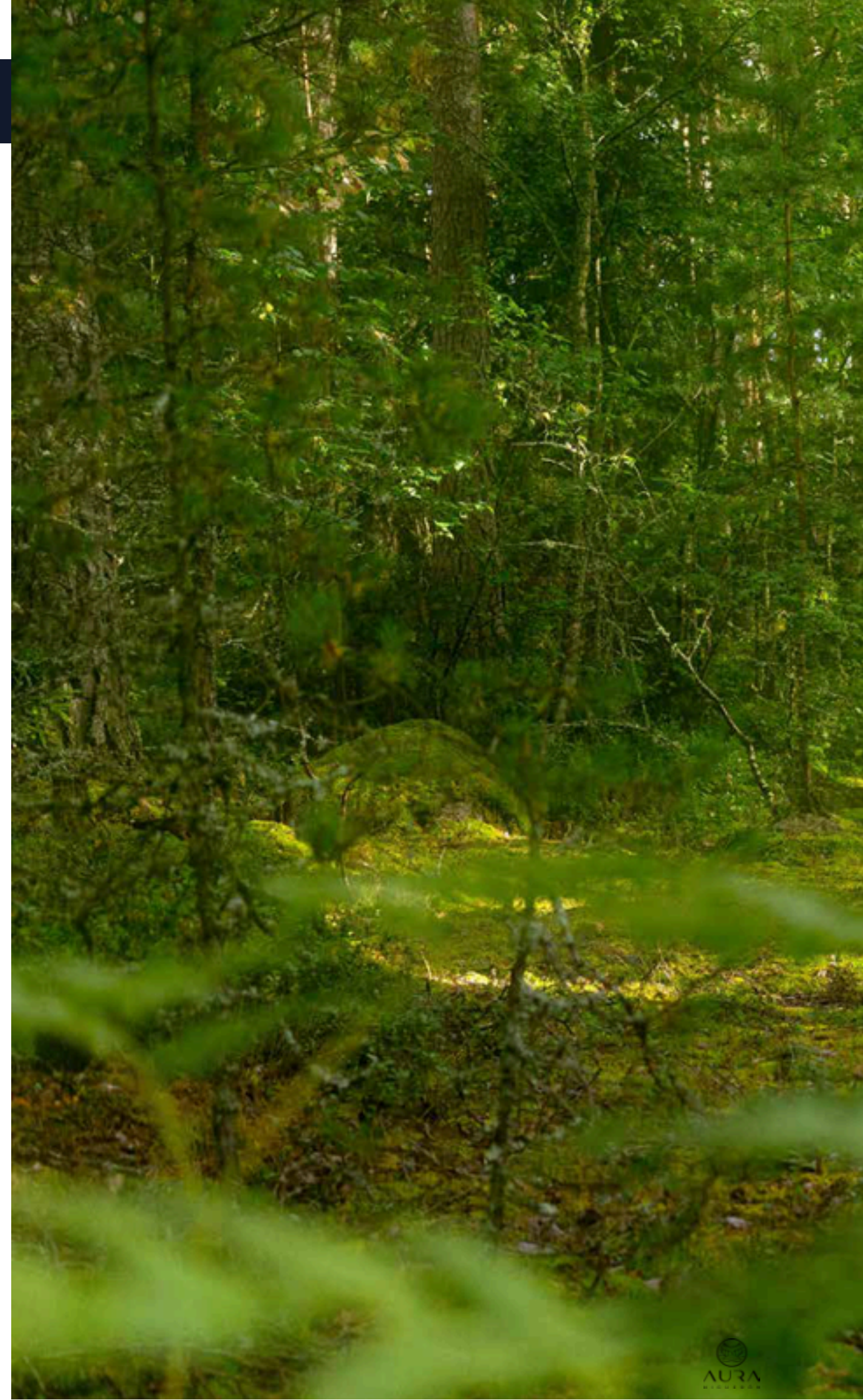
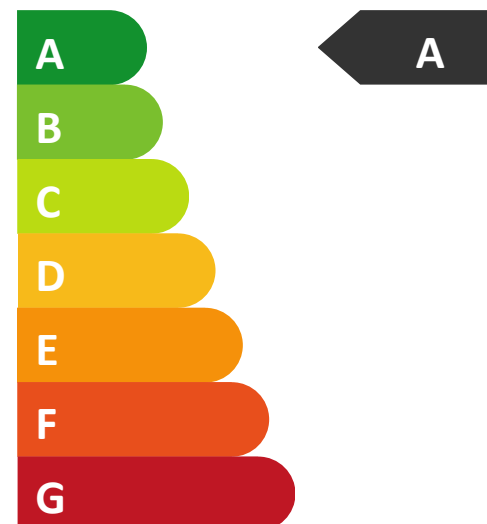
# 18 ENERGY RATING

Concern for the environment, responsibility for our surroundings and the pursuit of maximum efficiency are important to us.

AURA FASE II has an ENERGY RATING 'A' for the Project\*, which requires good design and orientation and correct insulation of the façade and roof.

These details guarantee a commitment to the environment through a significant reduction in CO2 emissions to the atmosphere.

In addition, AURA FASE II has a modern and meticulous design, as well as the adoption of the highest quality materials that improve insulation and quality of life.







AURA  
HIGUERÓN



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