

 EUROPEAN PROPERTY AWARDS DEVELOPMENT ROLLS-ROYCE <small>ROYAL LAKES</small> ***** BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalía Lake and Life Resort by José Ota García, S.A. 2021-2022	 EUROPEAN PROPERTY AWARDS DEVELOPMENT LAUFEN ***** BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalía Lake and Life Resort by José Ota García, S.A. 2022-2023	 EUROPEAN PROPERTY AWARDS DEVELOPMENT LAUFEN ***** BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalía Lake and Life Resort by José Ota García, S.A. 2023-2024	 EUROPEAN PROPERTY AWARDS DEVELOPMENT Roca LAUFEN ***** BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalía Lake and Life Resort by José Ota García, S.A. 2024-2025	 EUROPEAN PROPERTY AWARDS ARCHITECTURE Roca LAUFEN ***** BEST MIXED USE ARCHITECTURE SPAIN Santa Rosalía Lake and Life Resort by José Ota García, S.A. 2024-2025
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LAVANDA 48

LAVANDA 48



The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 16/11/24.

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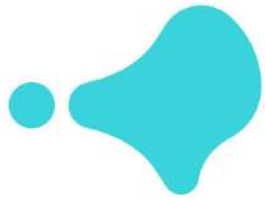






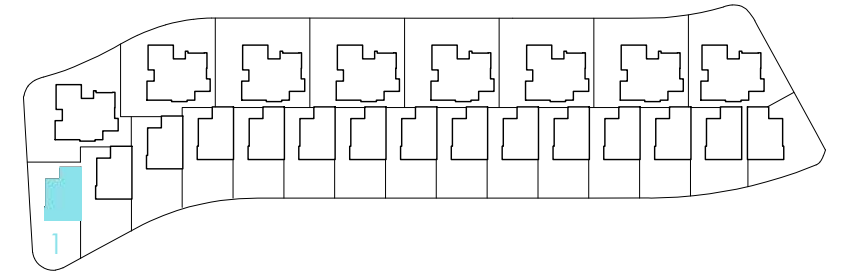




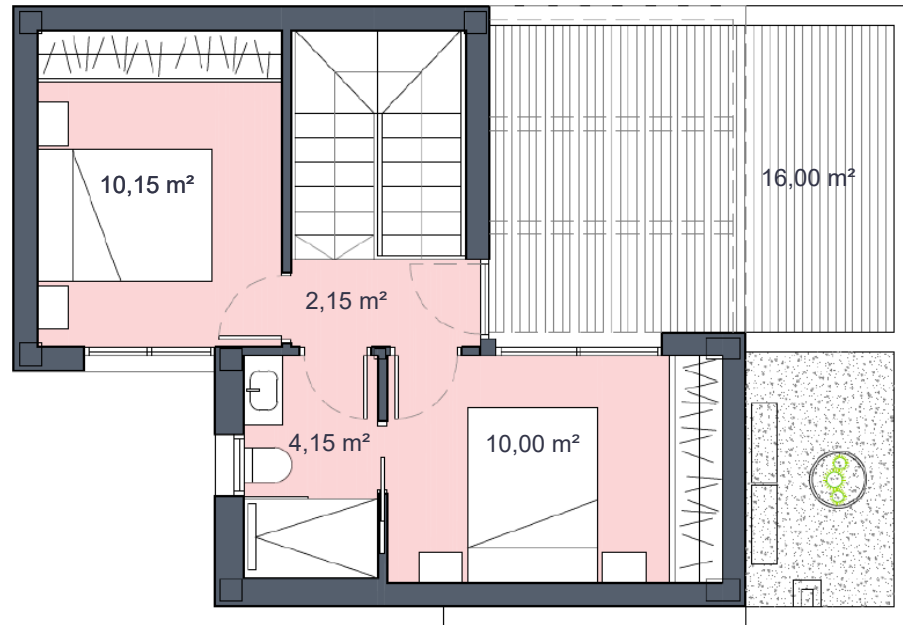


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 01	185,00	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	98,30	m2
TOTAL INTERIOR	199,30	m2
Outdoor spaces on the ground floor	125,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	141,00	m2

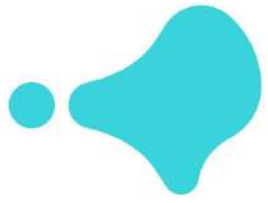
Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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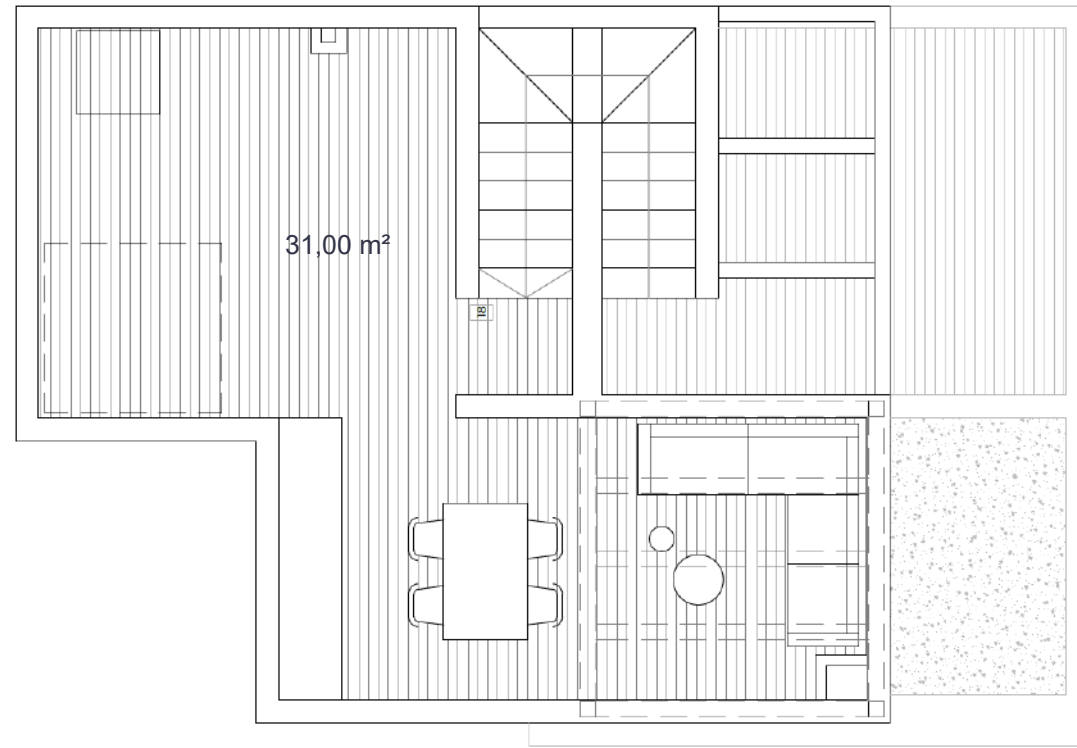
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LAVANDA 48

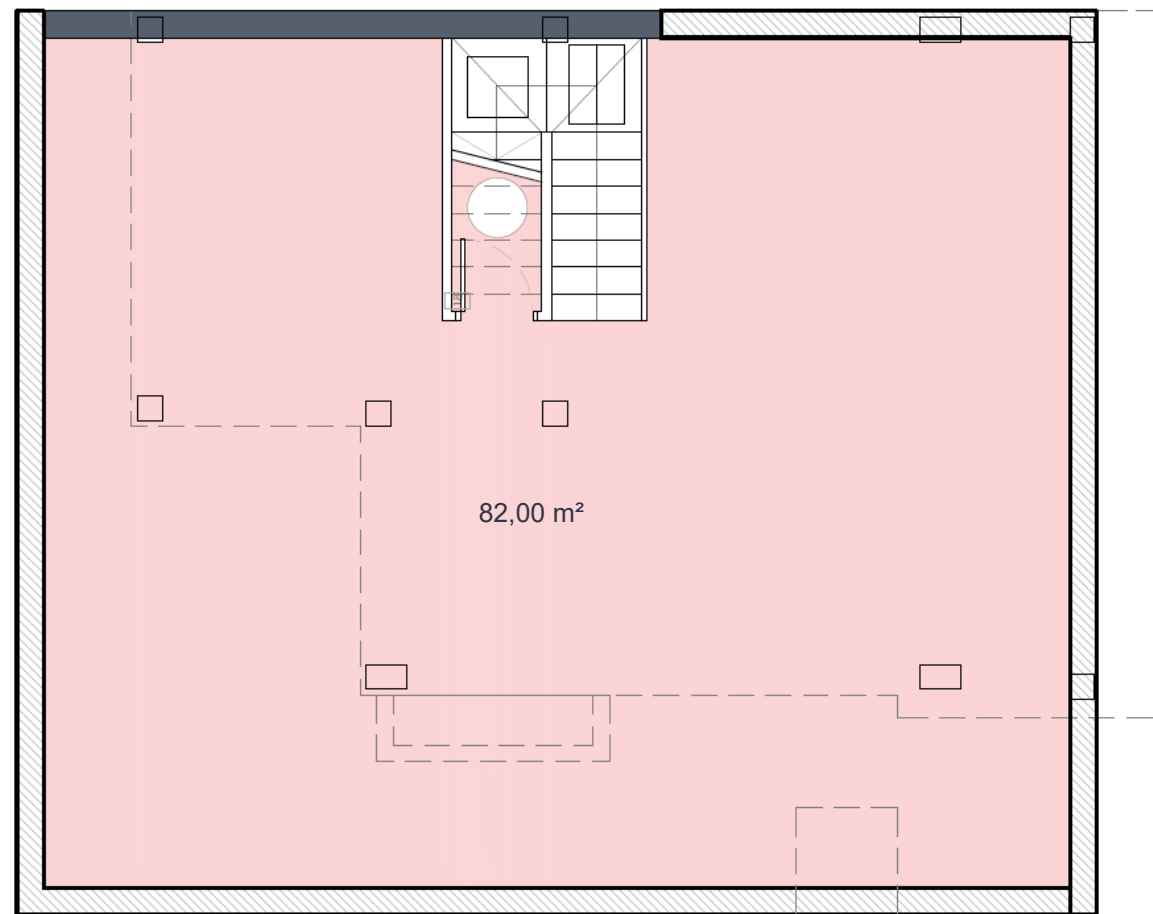


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

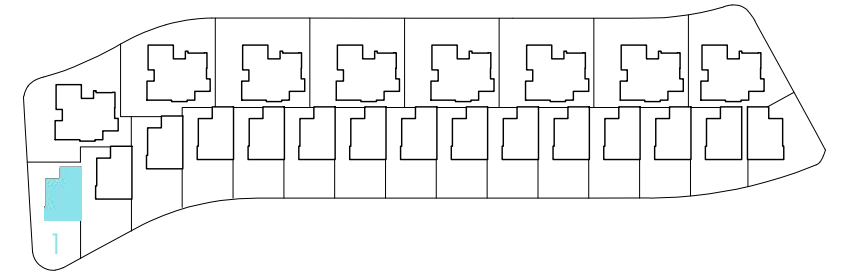


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

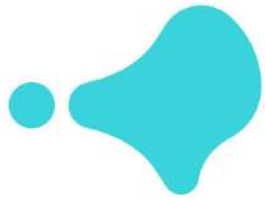
VILLA 01	185,00	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	98,30	m2
TOTAL INTERIOR	199,30	m2
Outdoor spaces on the ground floor	125,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	141,00	m2

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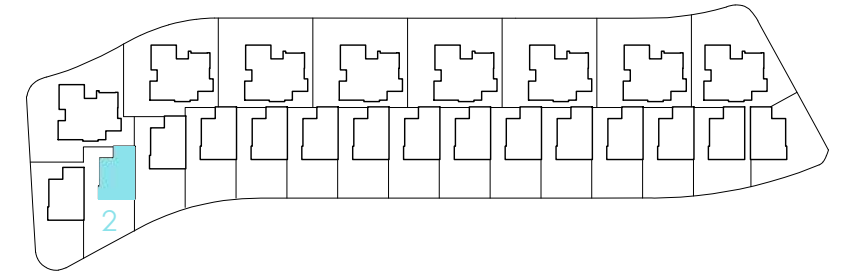
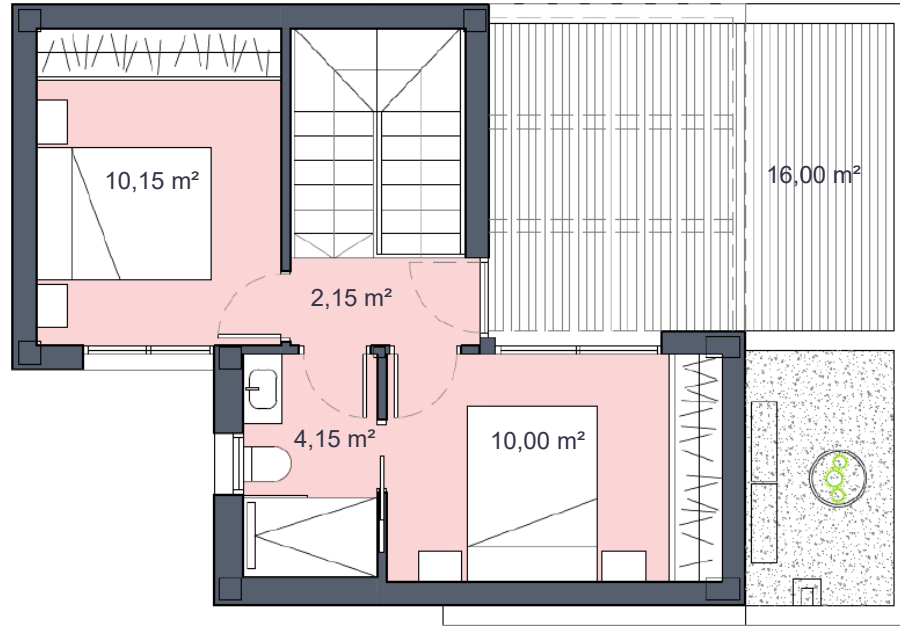
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Santa Rosalía

lake and life resort

PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 02	184,50	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	124,50	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	140,50	m2

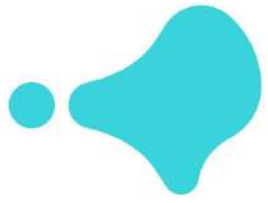
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LAVANDA 48

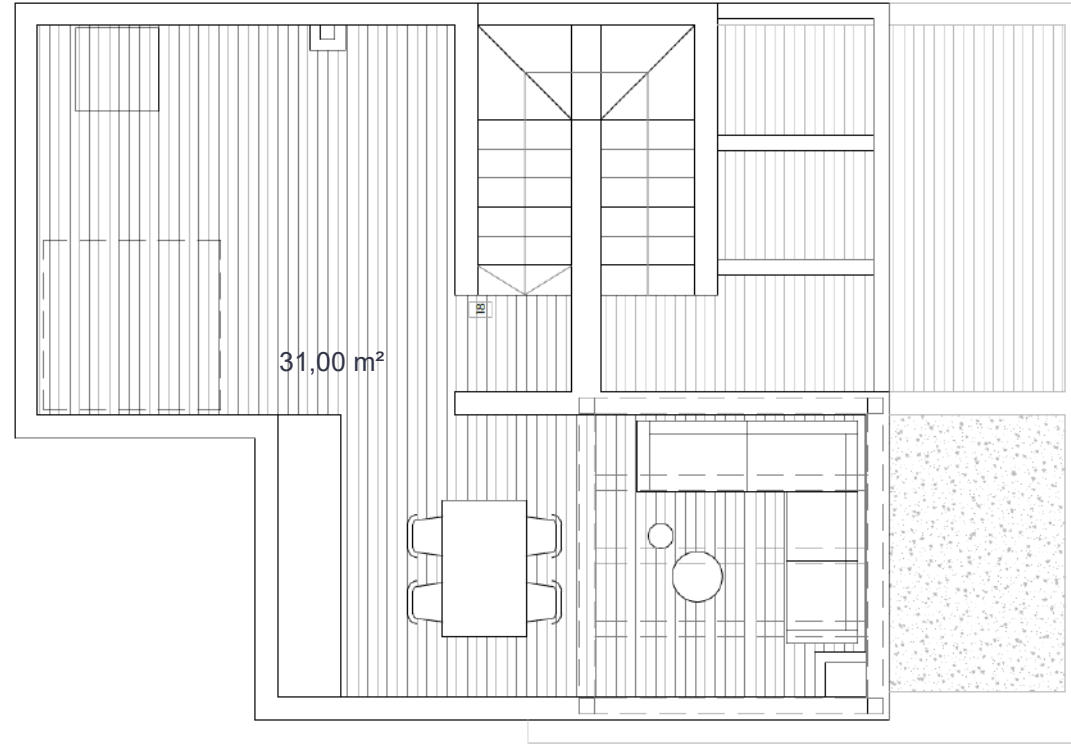


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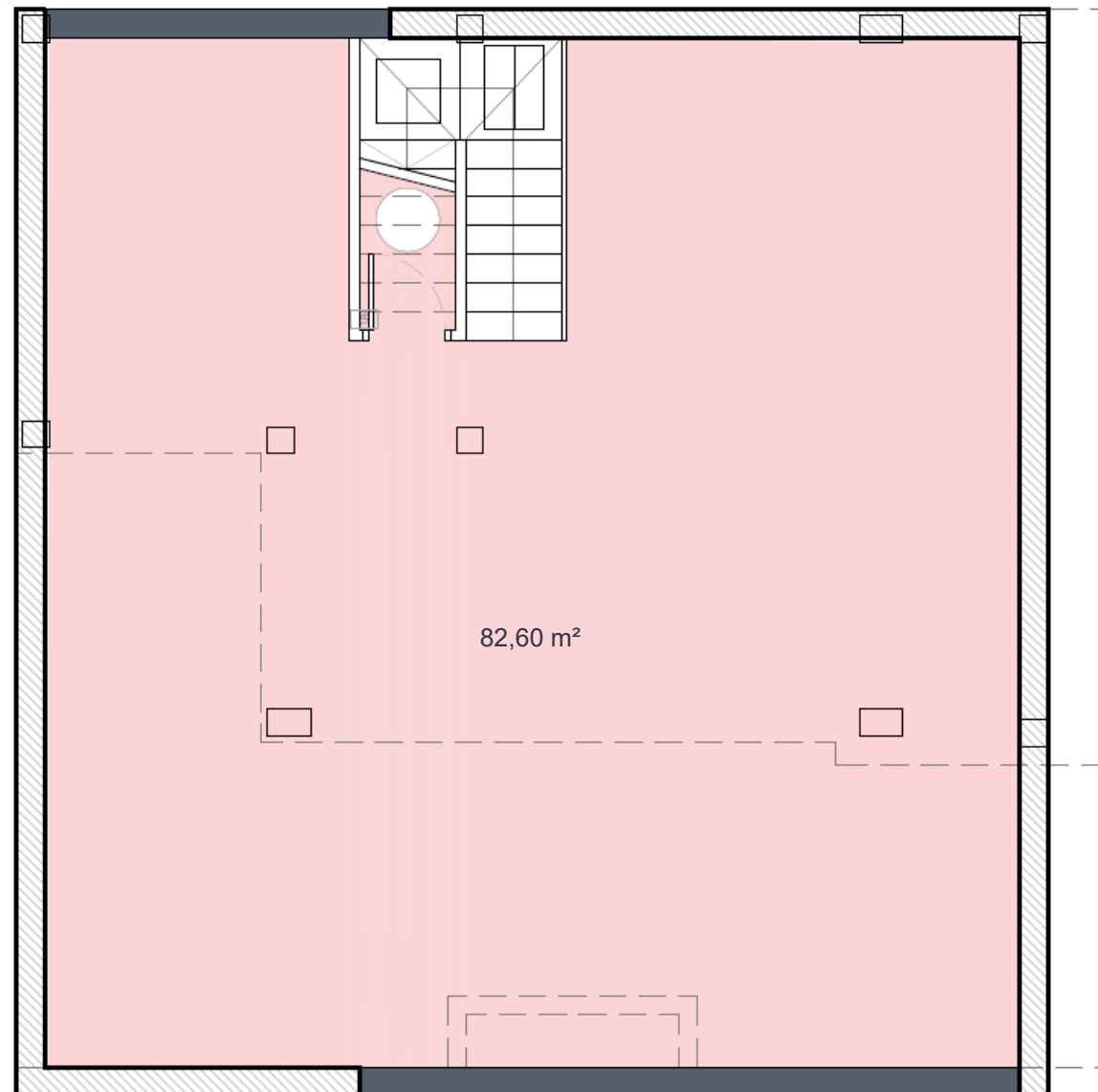


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

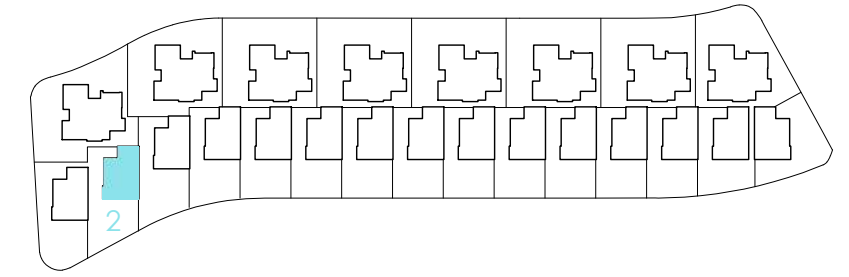


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

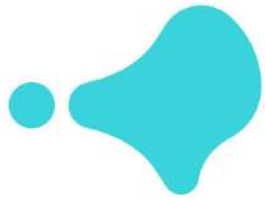
VILLA 02	184,50	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	124,50	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	140,50	m2

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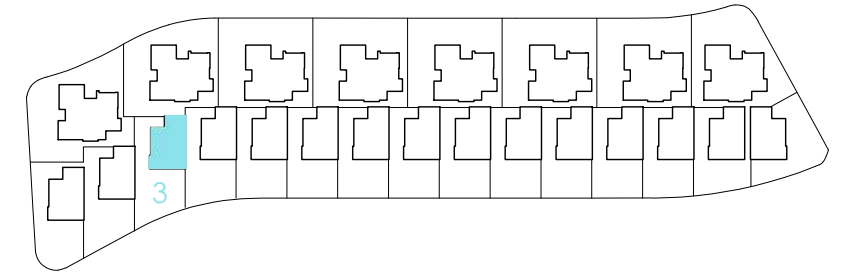
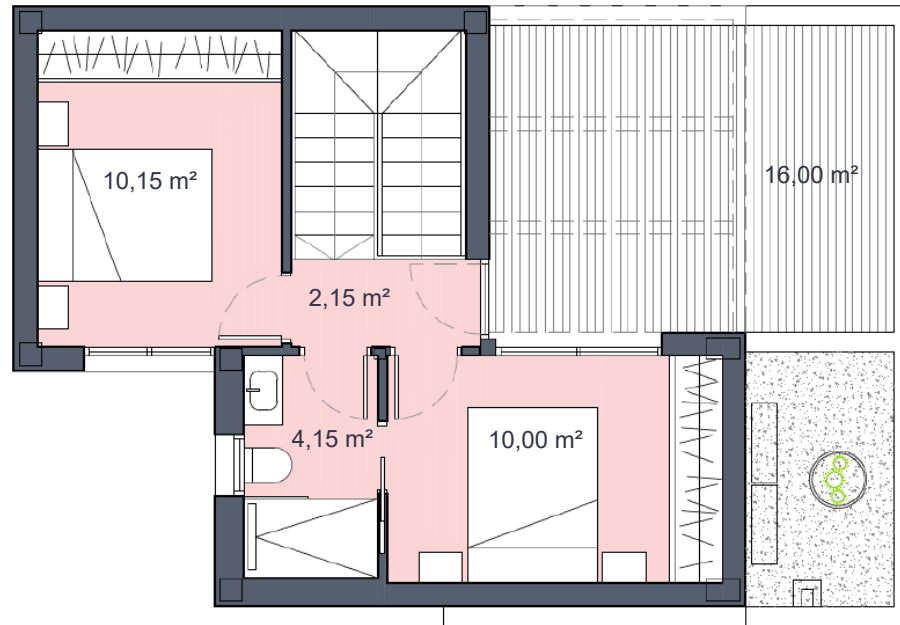
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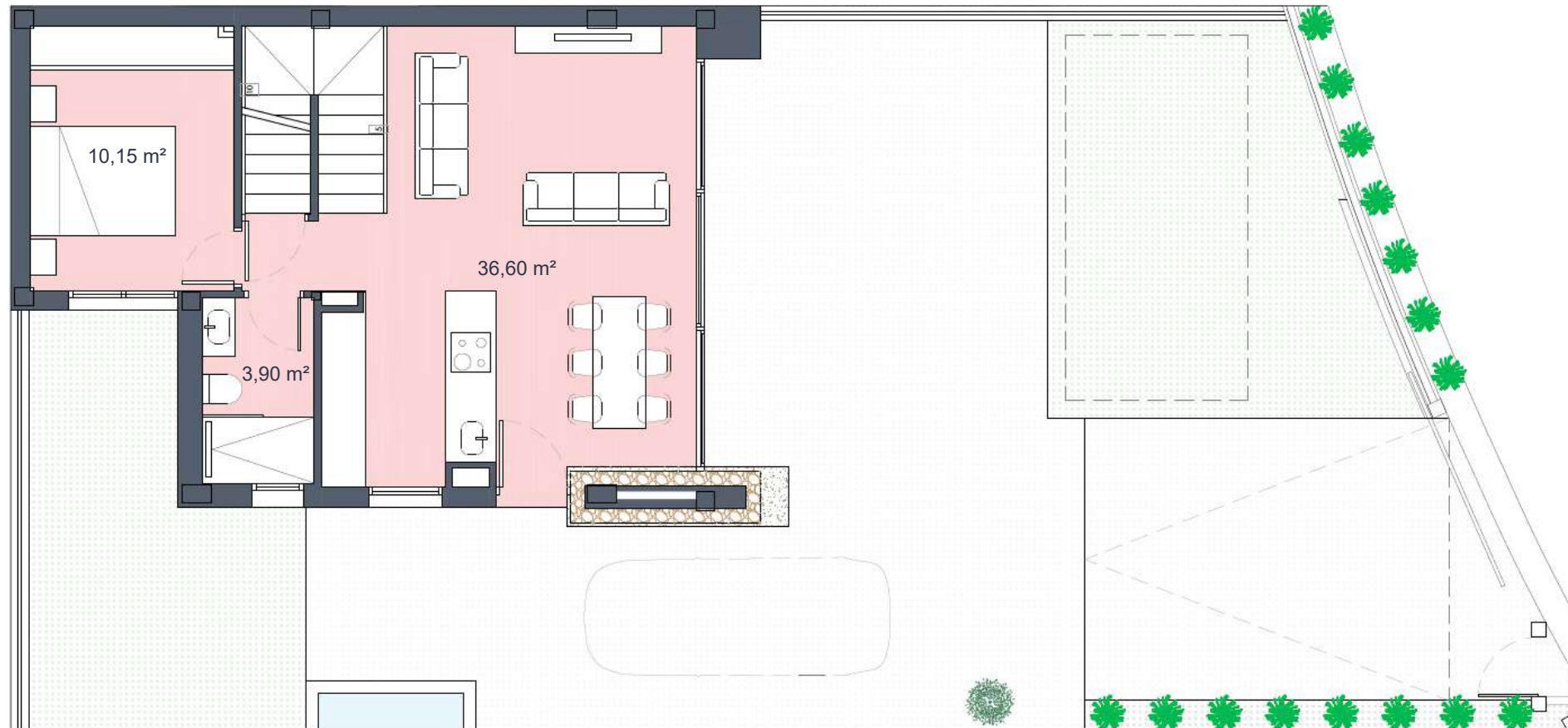
Santa Rosalía

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PLANTA PRIMERA



PLANTA BAJA



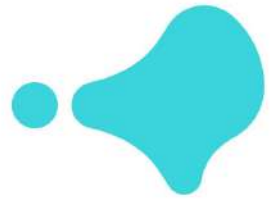
SURFACES

VILLA 03	195,00	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	135,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	151,00	m2

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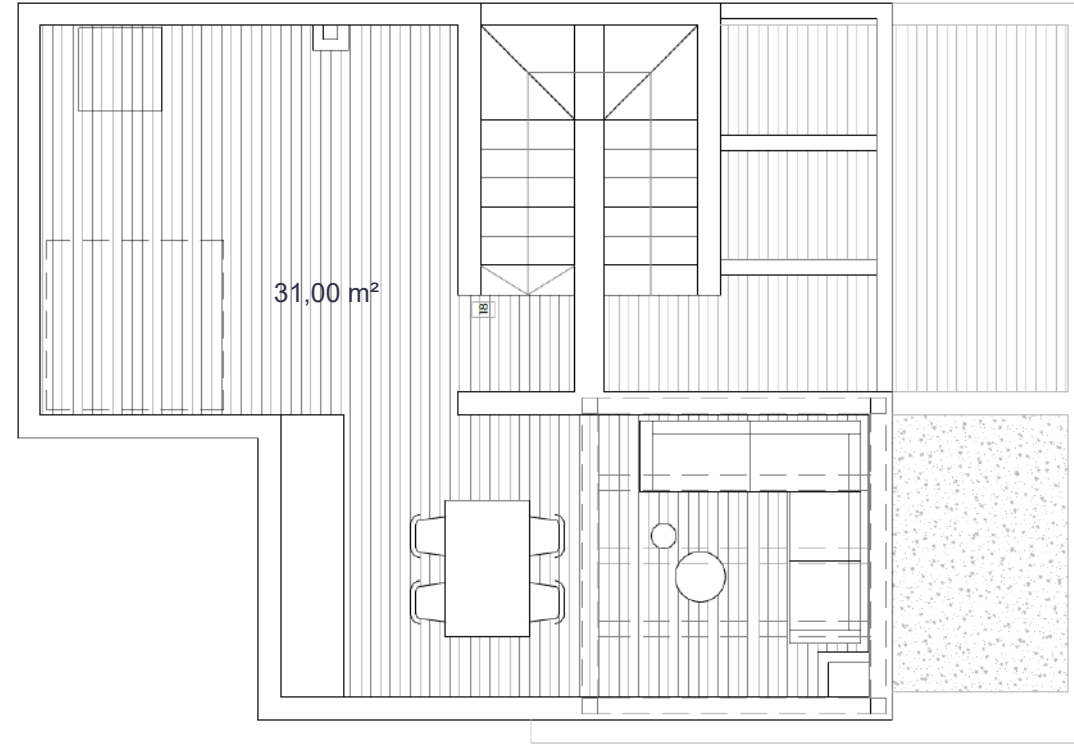
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LAVANDA 48

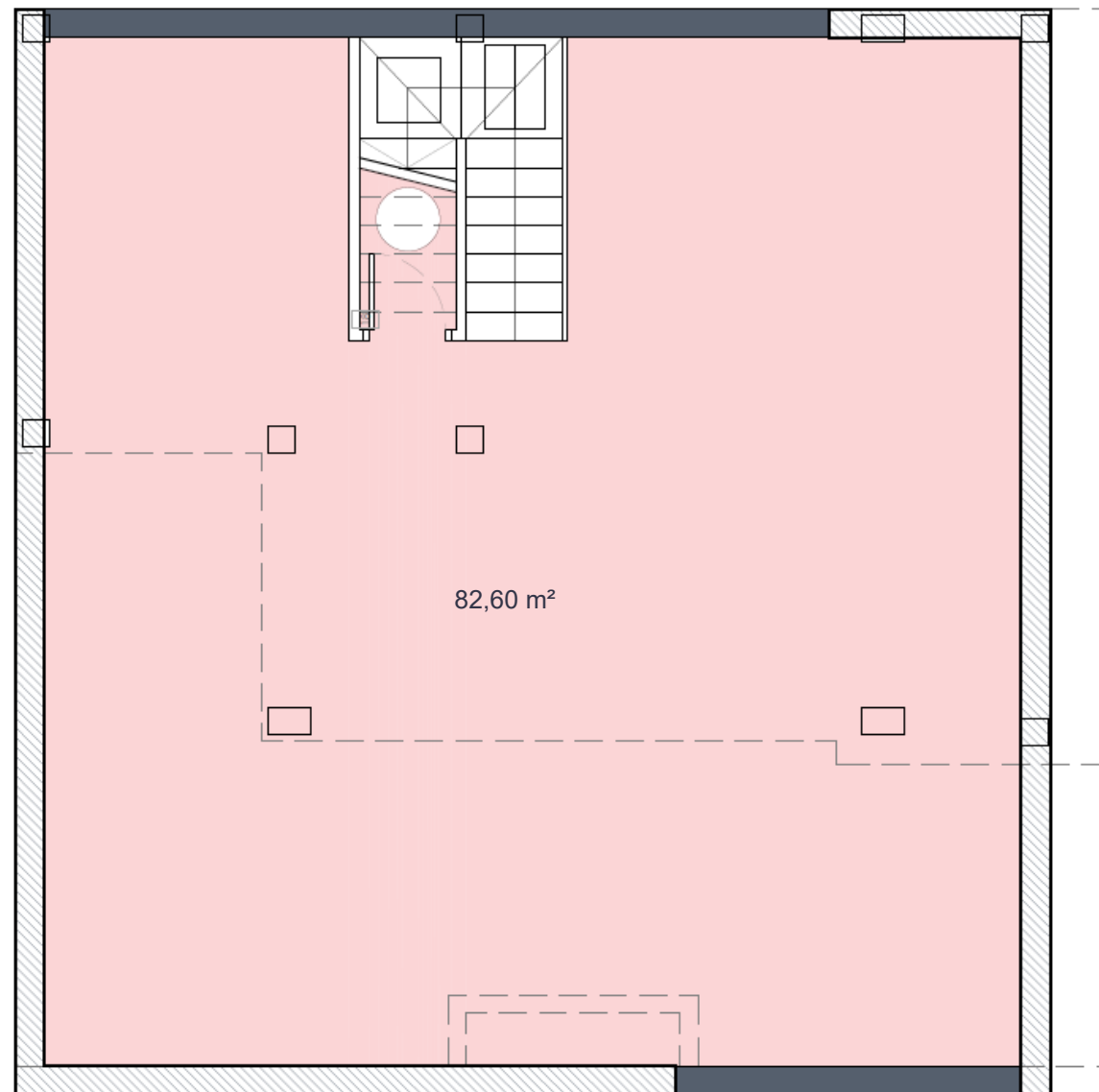


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

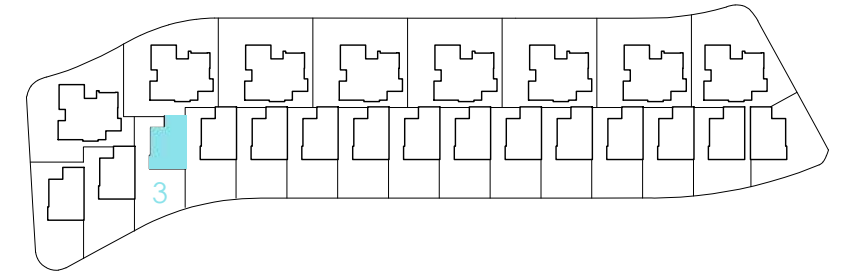


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

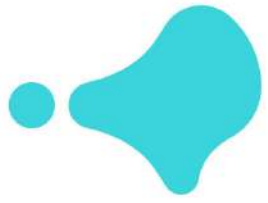
VILLA 03	195,00	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	135,00	m2
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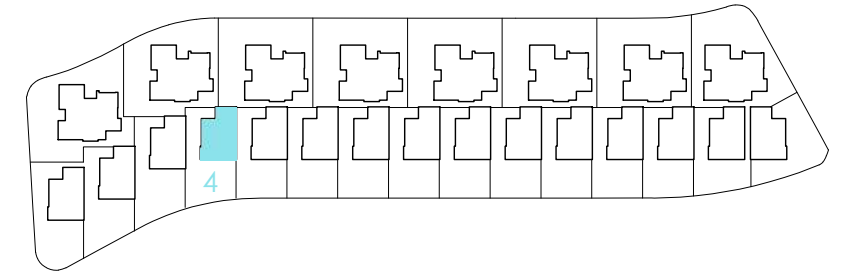
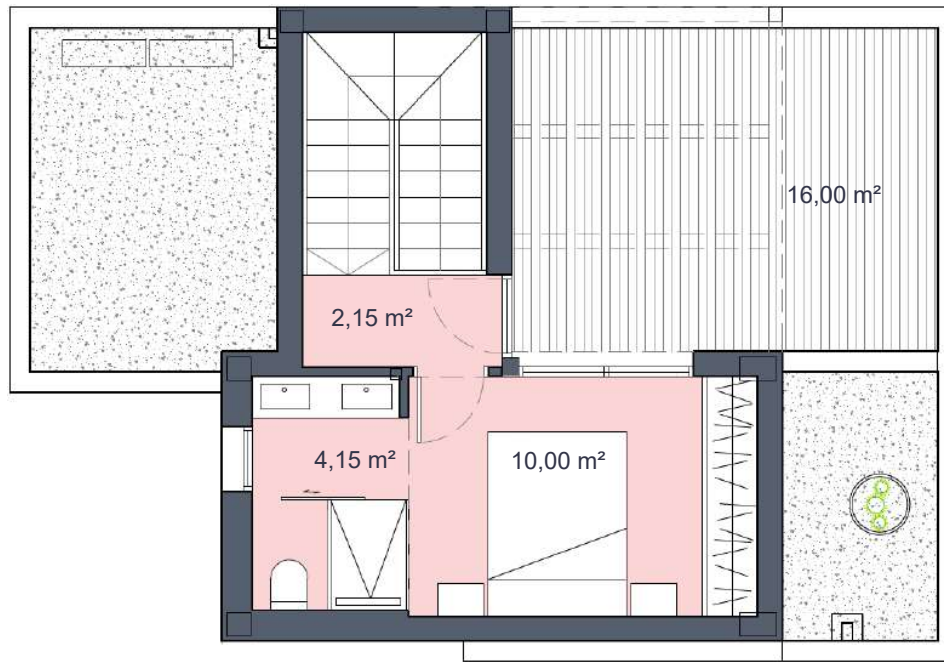
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Santa Rosalía

lake and life resort

PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 04	183,50	m2
	construction surface	
Ground floor	60,00	m2
First floor	30,00	m2
Basement	96,00	m2
TOTAL INTERIOR	186,00	m2
Outdoor spaces on the ground floor	123,50	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	139,50	m2

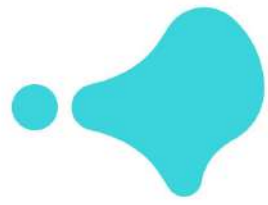
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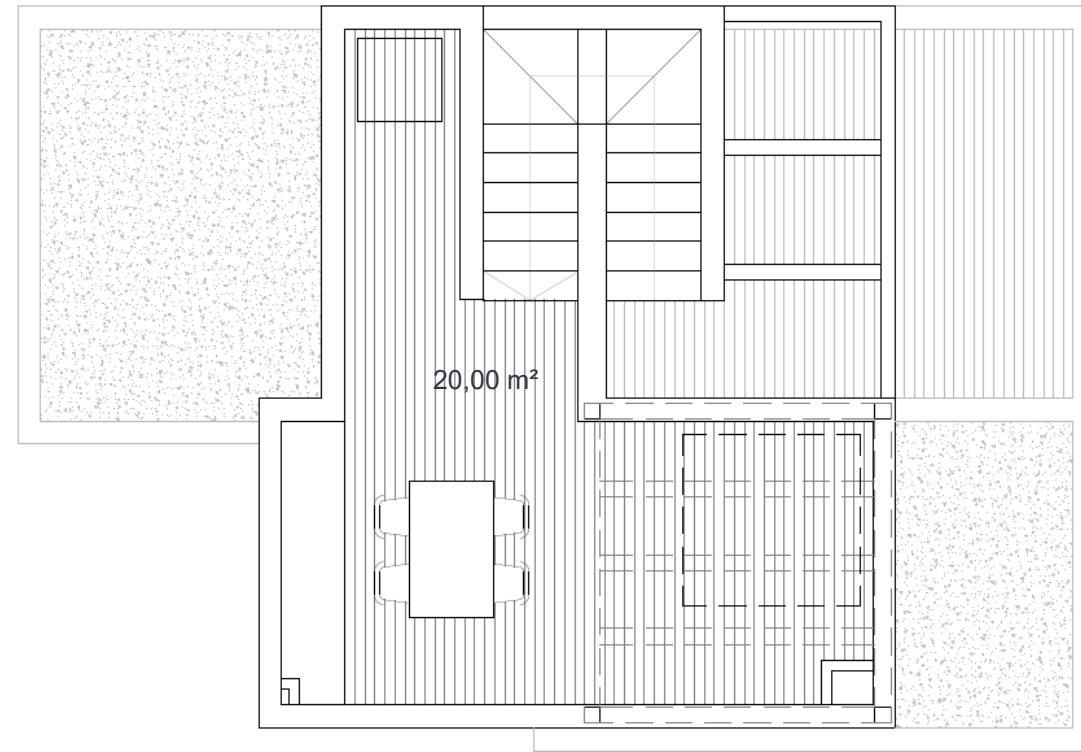


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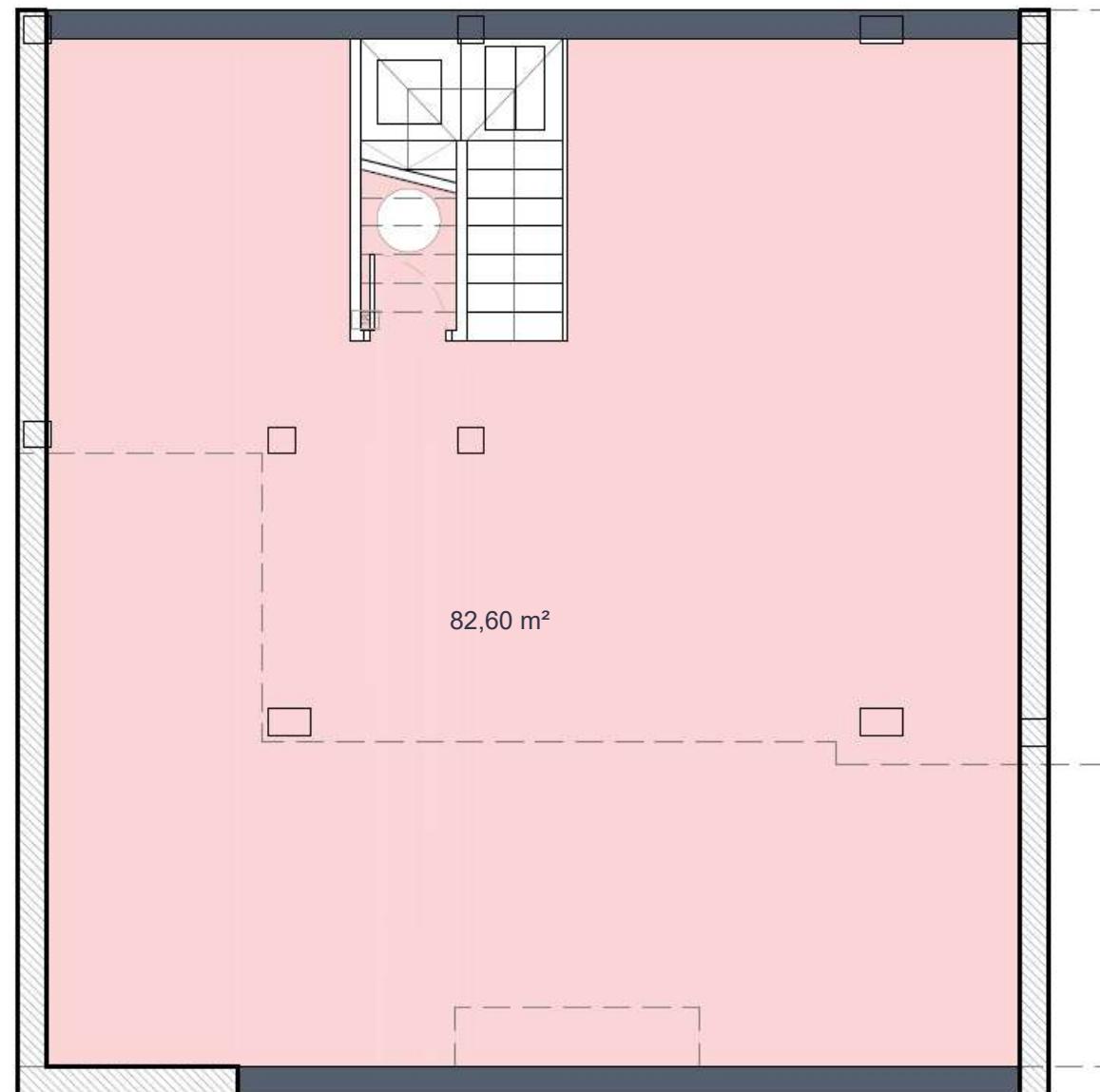
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

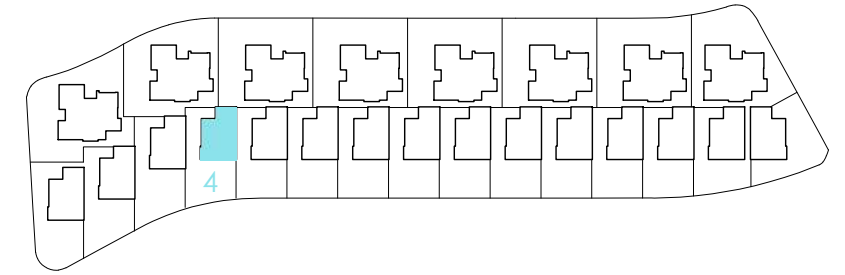


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 04 **183,50** m2

construction surface

Ground floor	60,00	m2
First floor	30,00	
Basement	96,00	m2

TOTAL INTERIOR **186,00** m2

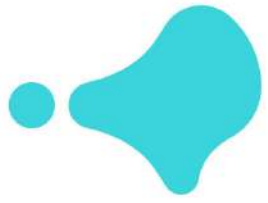
Outdoor spaces on the ground floor	123,50	m2
Terraces first floor	16,00	m2

TOTAL TERRACES **139,50** m2

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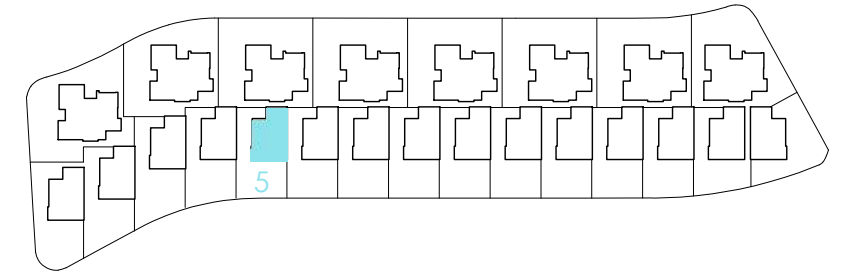
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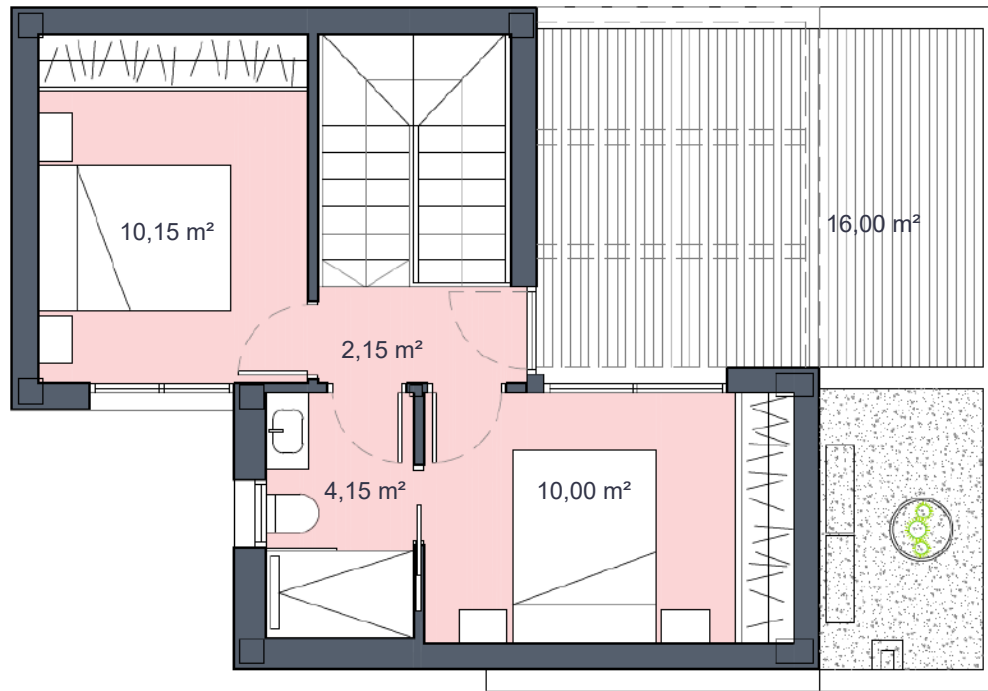


Santa Rosalía

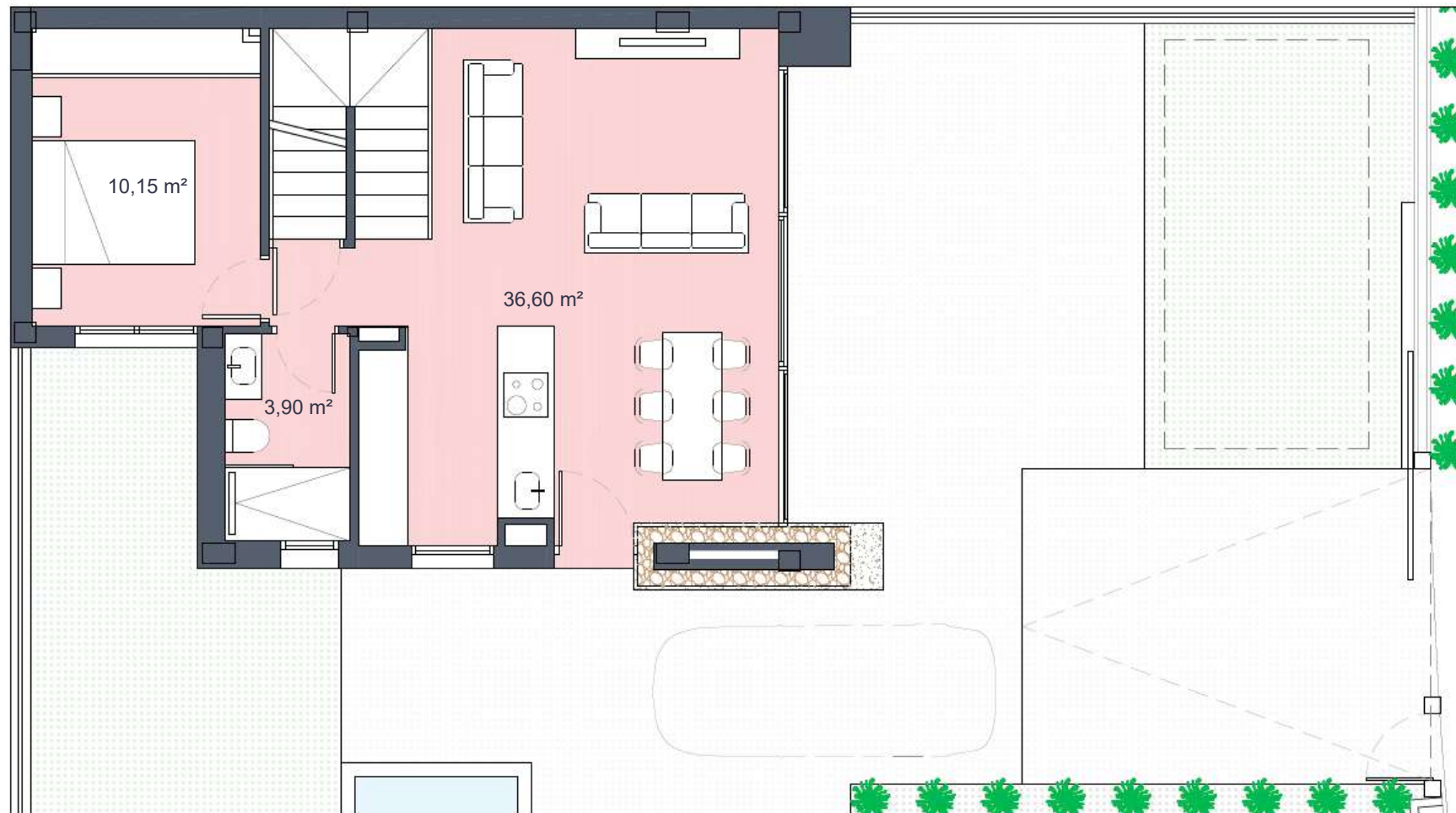
lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 05	172,50	m2
construction surface		
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	112,50	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,50	m2

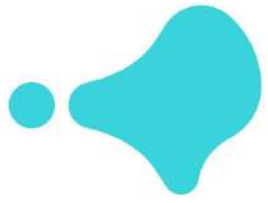
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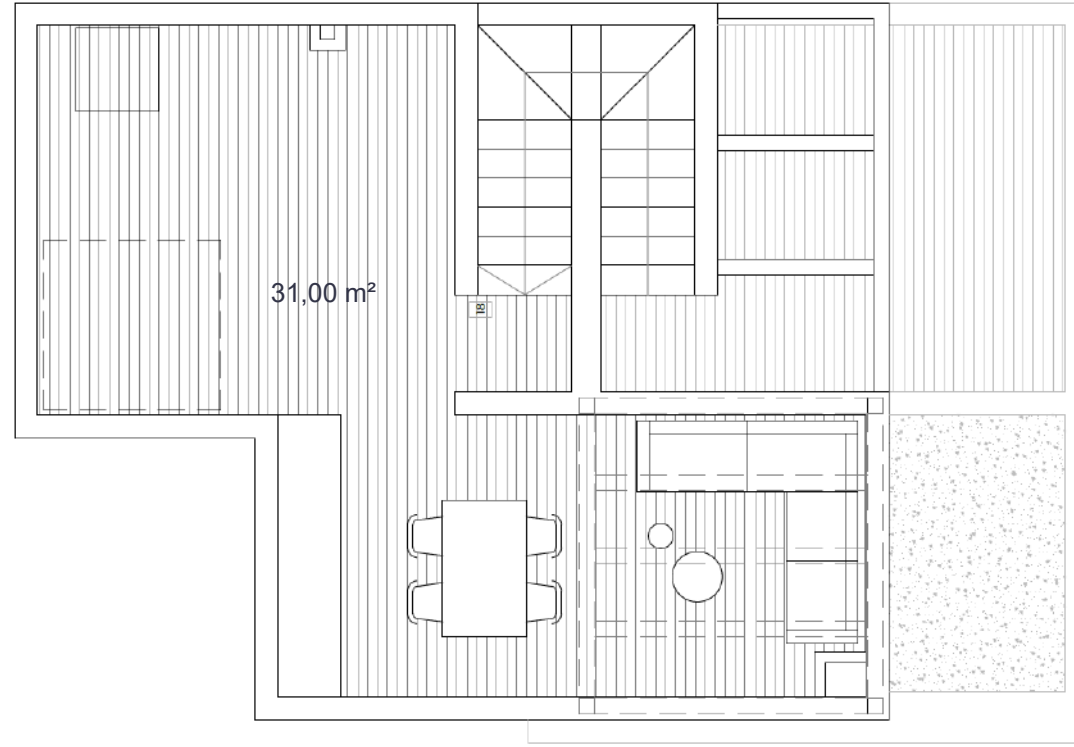
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LAVANDA 48

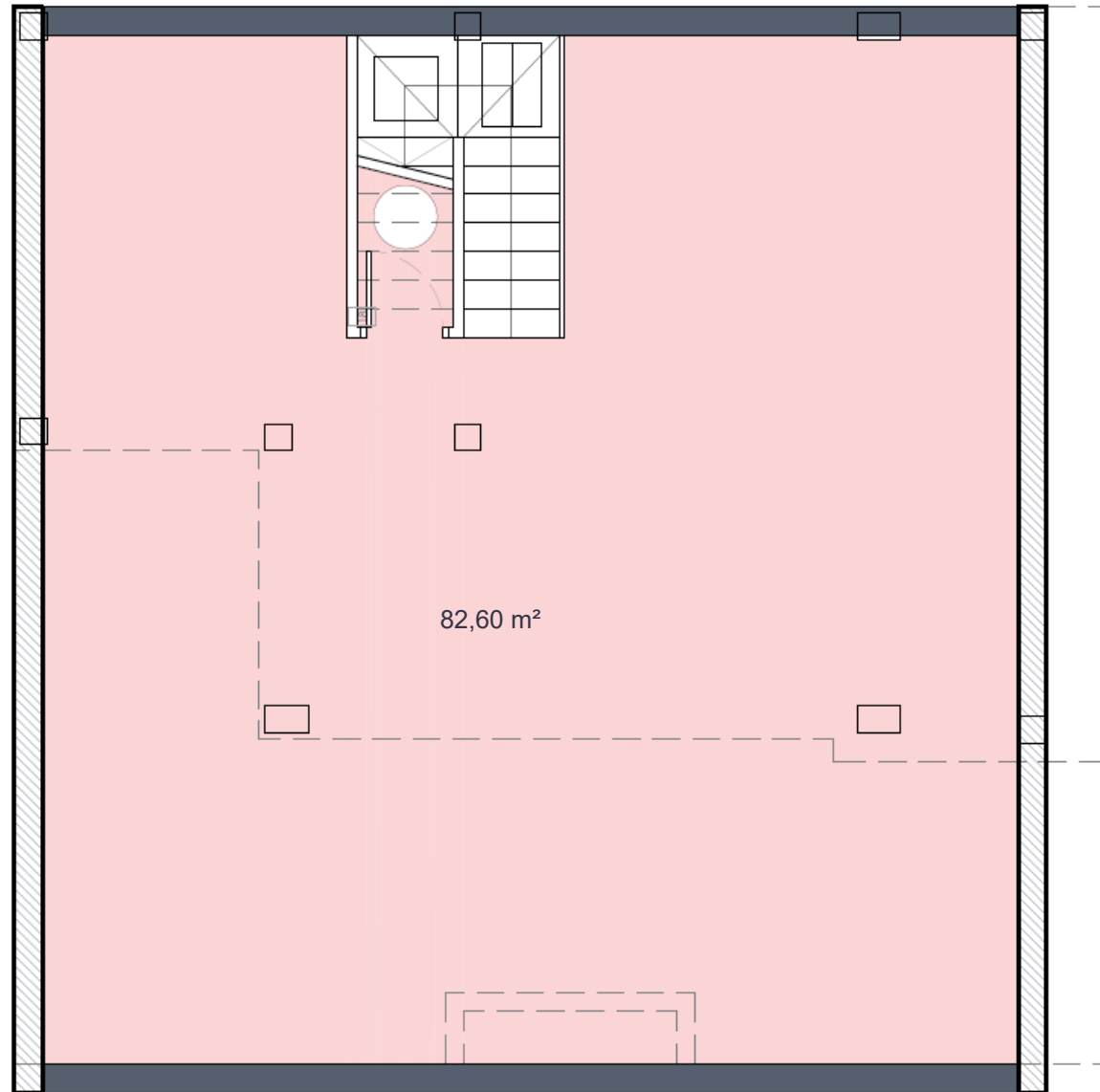


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

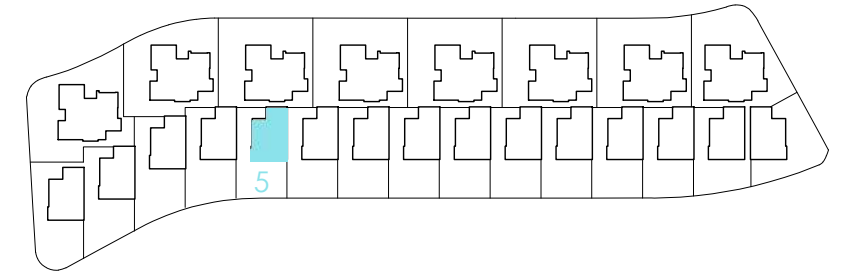


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

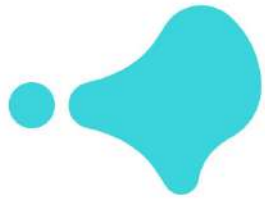
VILLA 05	172,50	m2
construction surface		
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	112,50	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,50	m2

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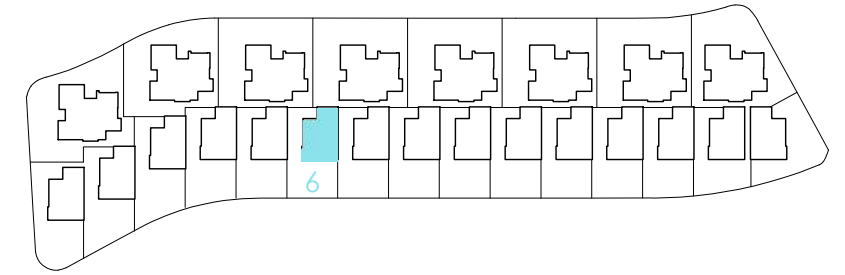


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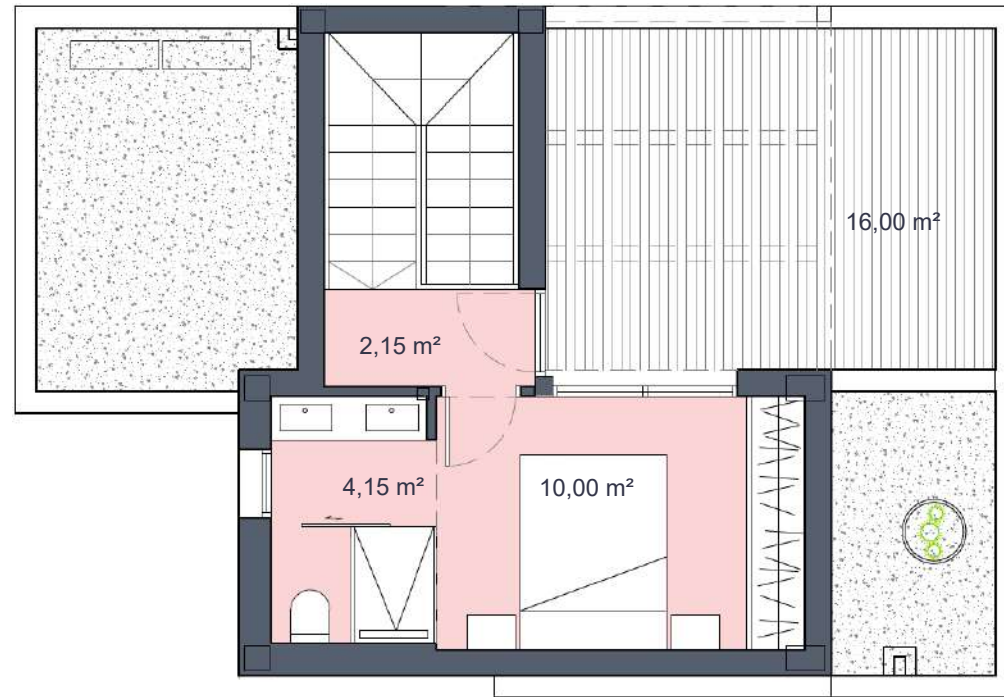


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 06 172,00 m²

construction surface

Ground floor	60,00	m ²
First floor	30,00	m ²
Basement	96,00	m ²

TOTAL INTERIOR 186,00 m²

Outdoor spaces on the ground floor	112,00	m ²
Terraces first floor	16,00	m ²

TOTAL TERRACES 128,00 m²

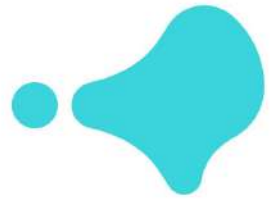
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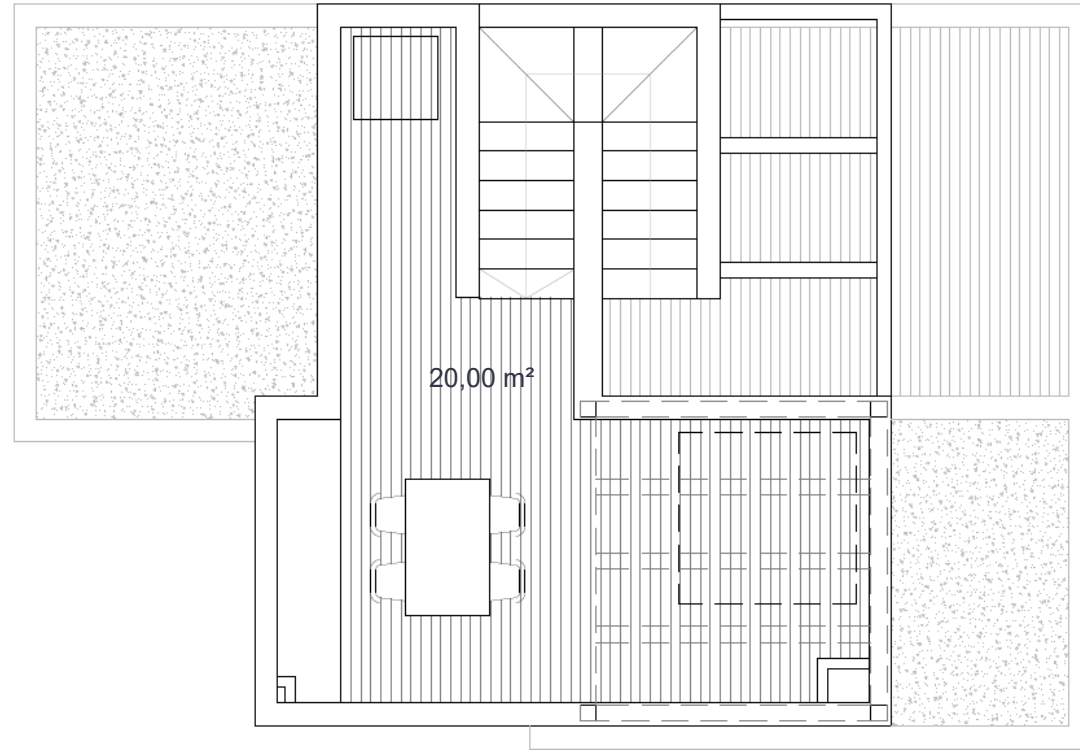


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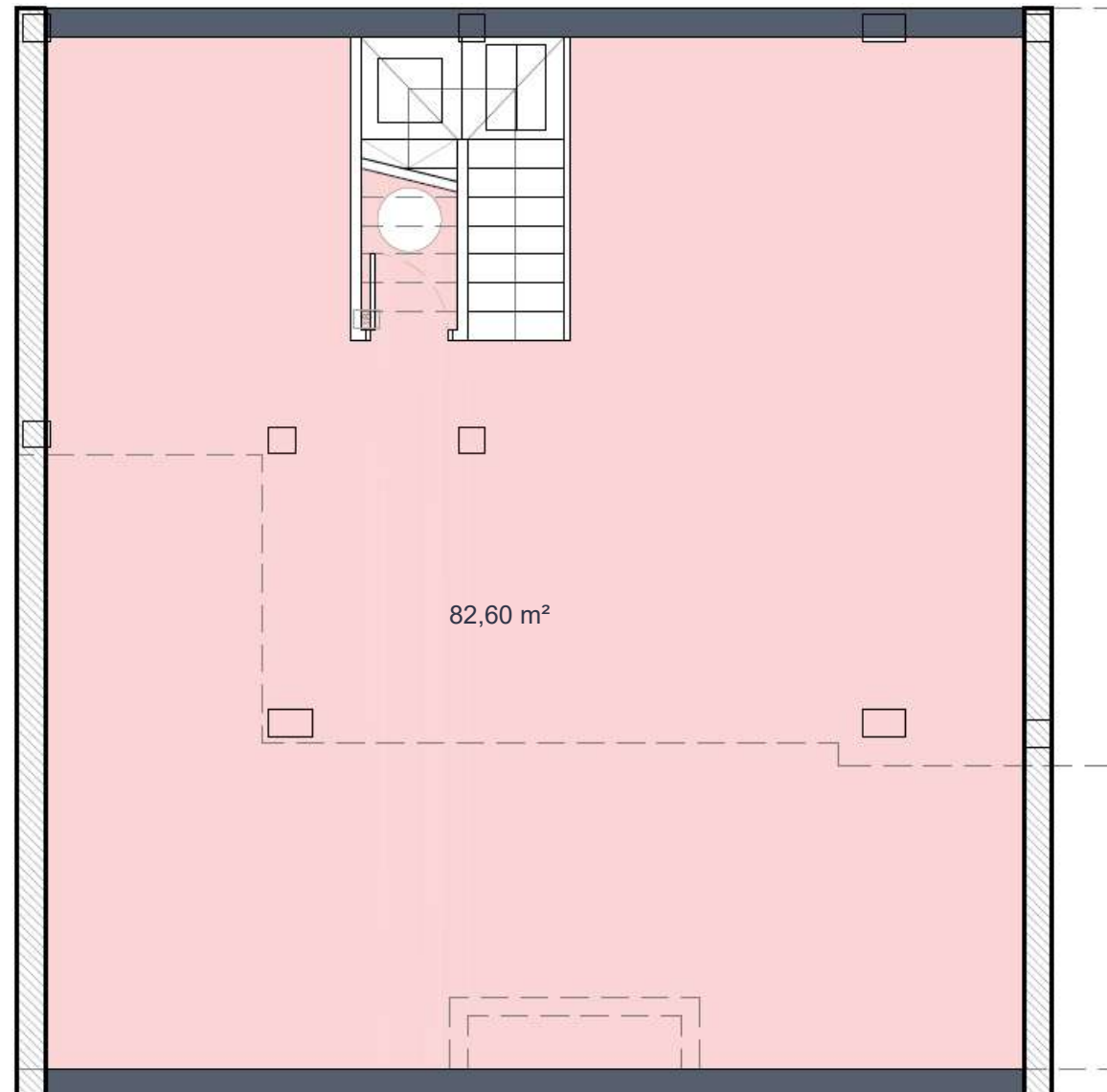
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

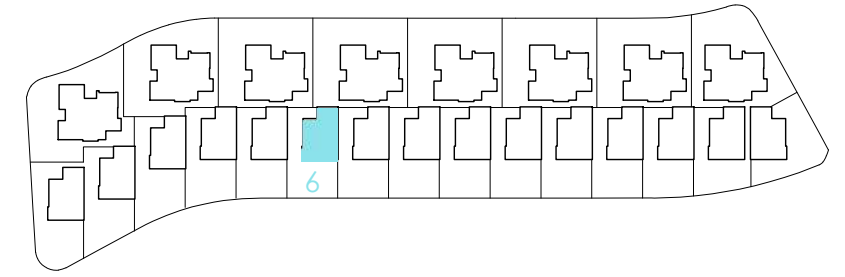


PLANTA SÓTANO



Santa Rosalía

lake and life resort



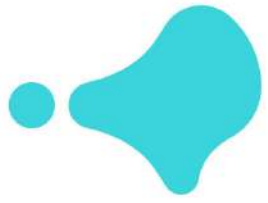
SURFACES

VILLA 06	172,00	m2
	construction surface	
Ground floor	60,00	m2
First floor	30,00	m2
Basement	96,00	m2
TOTAL INTERIOR	186,00	m2
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,00	m2

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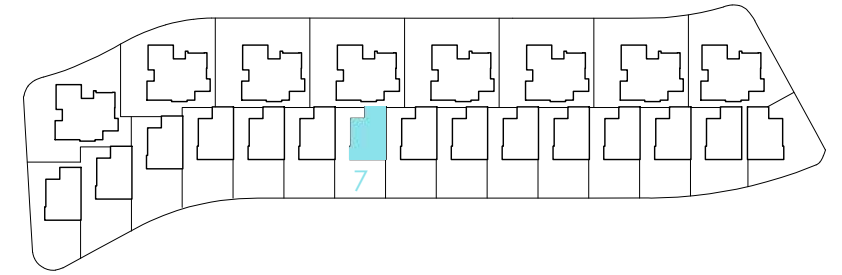
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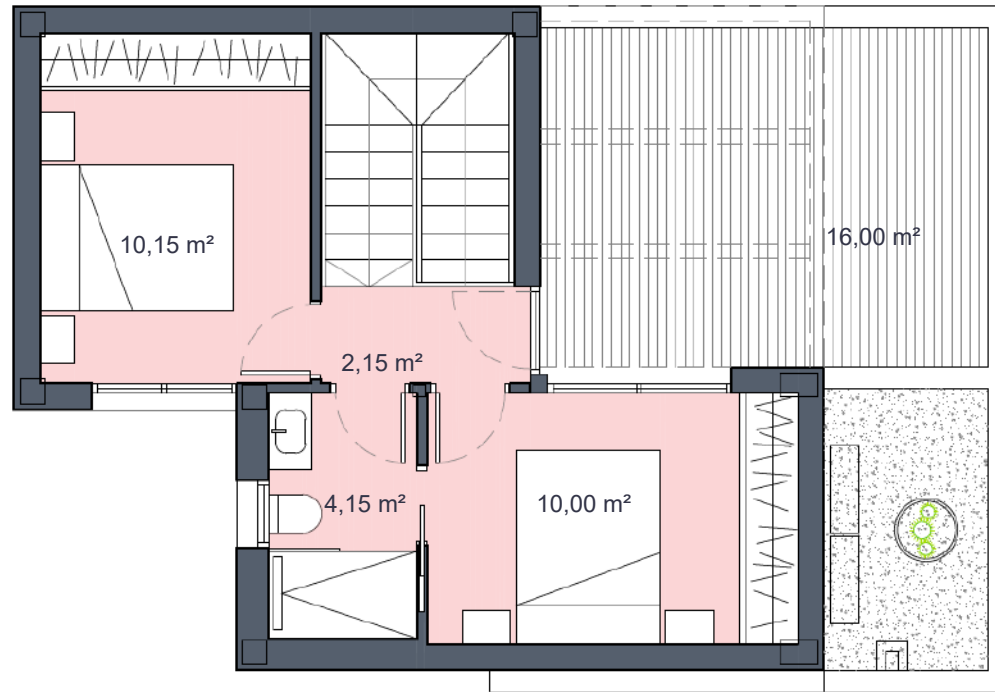


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 07	172,00	m2
construction surface		
Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,00	m2

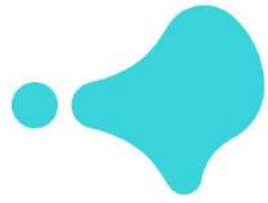
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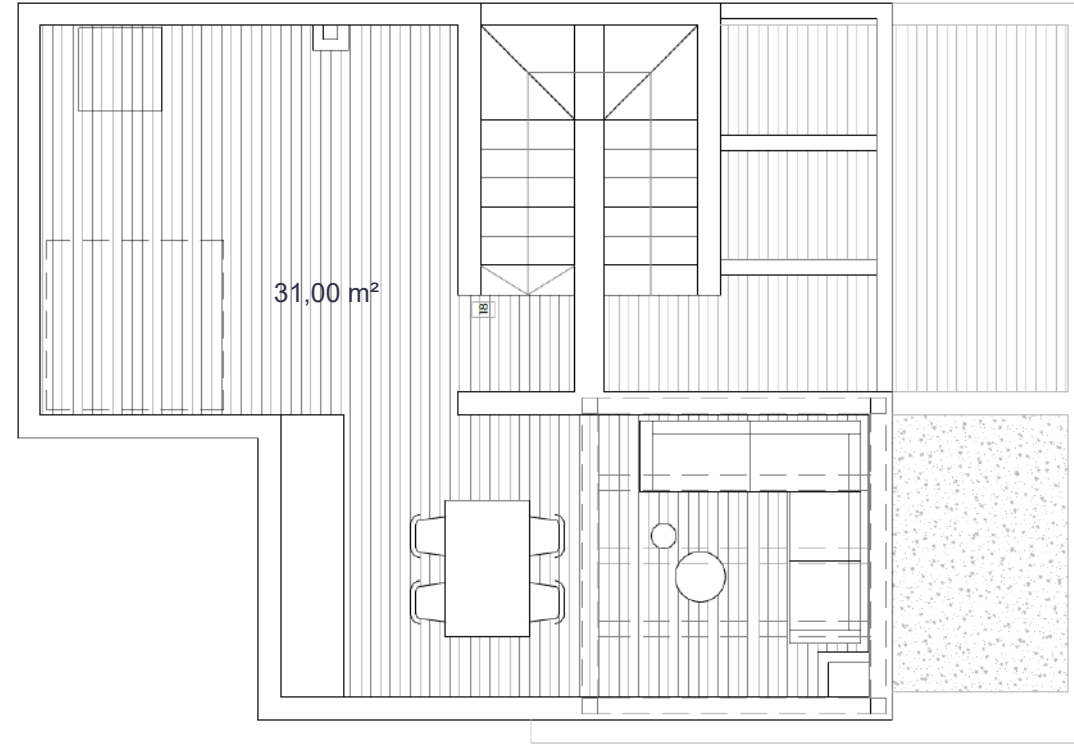
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LAVANDA 48

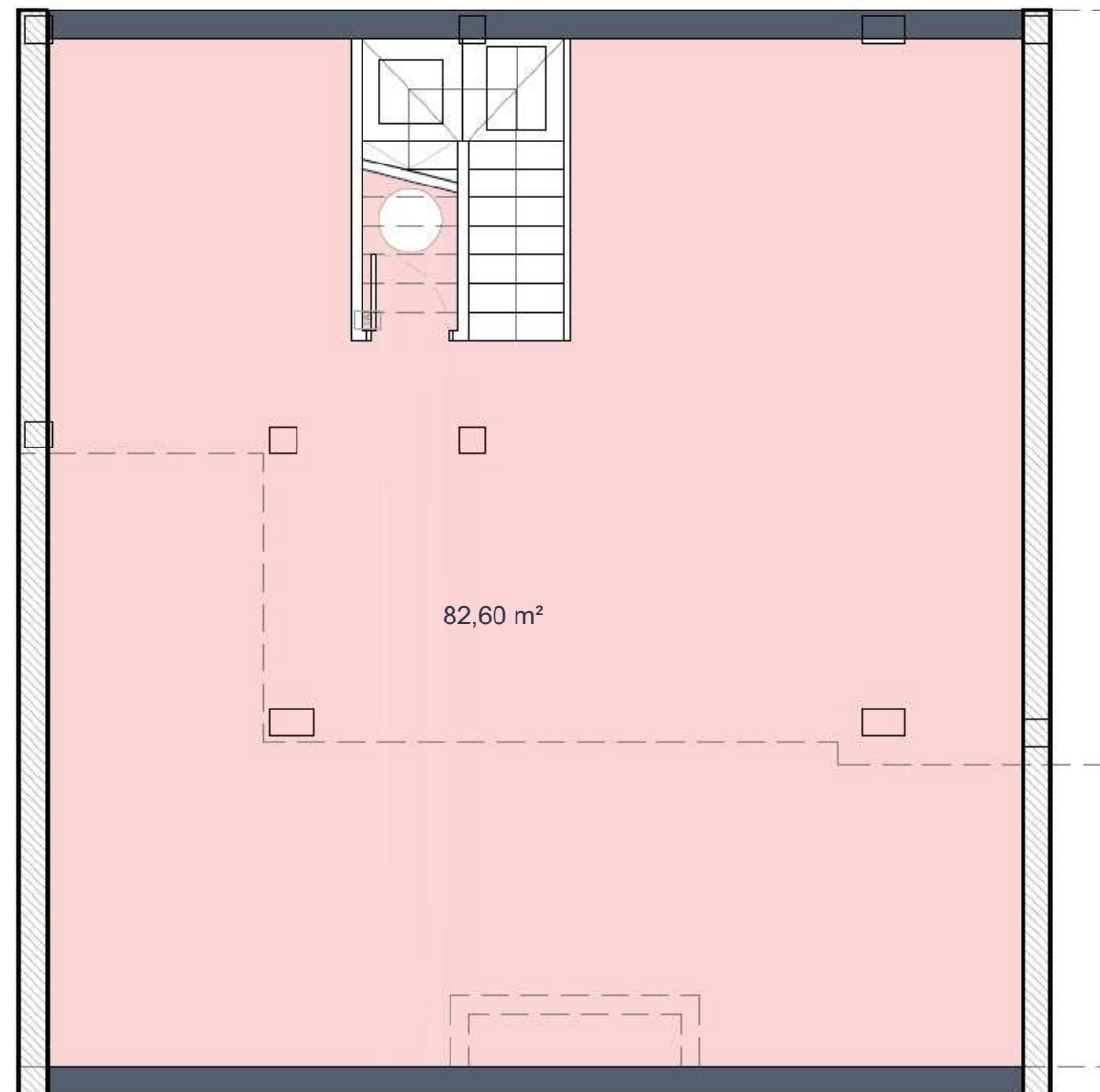


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

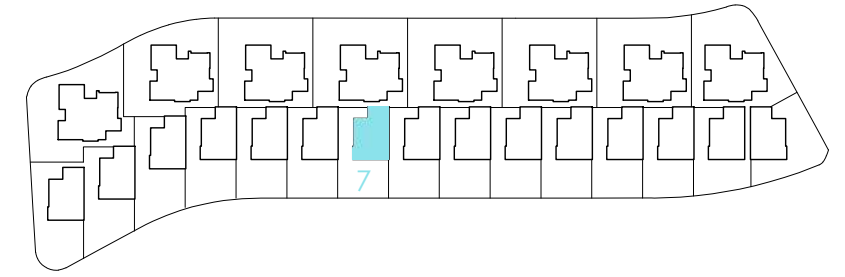


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

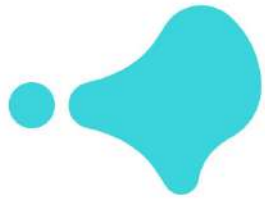
VILLA 07	172,00	m2
construction surface		
Ground floor	60,00	m2
First floor	41,00	
Basement	96,00	m2
TOTAL INTERIOR	197,00	m2
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,00	m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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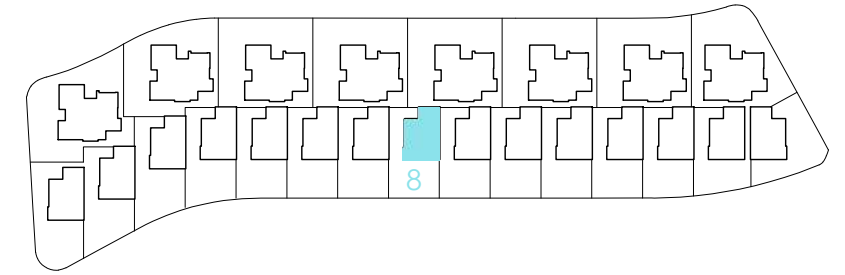


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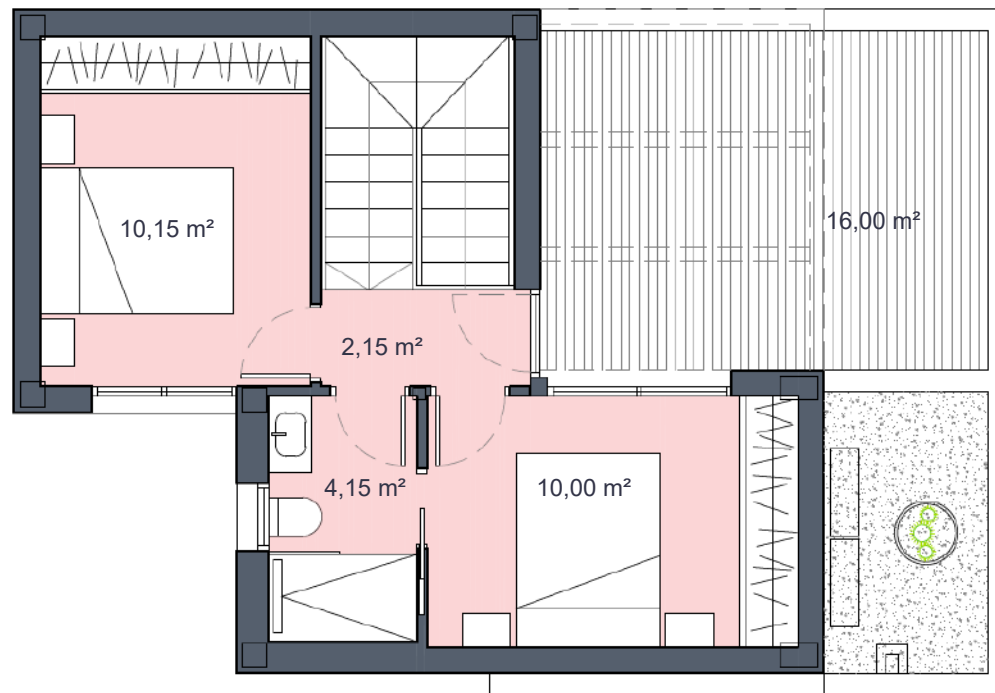


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 08 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2

TOTAL INTERIOR 197,00 m2

Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES 128,00 m2

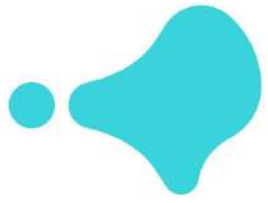
Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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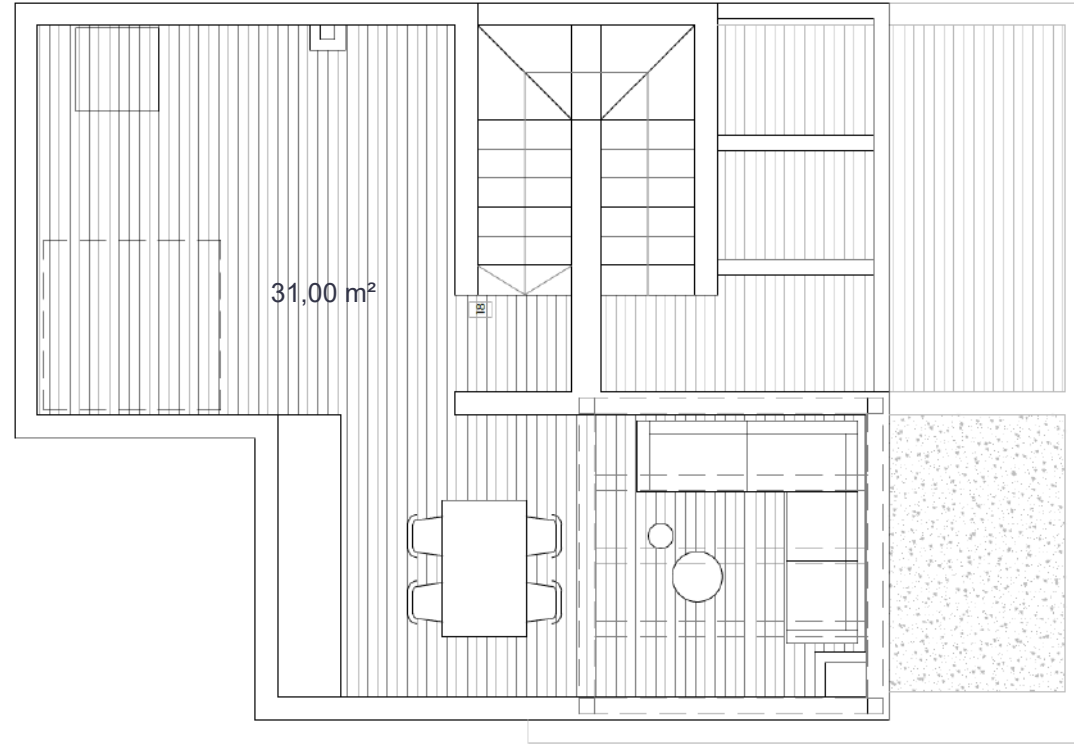
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LAVANDA 48

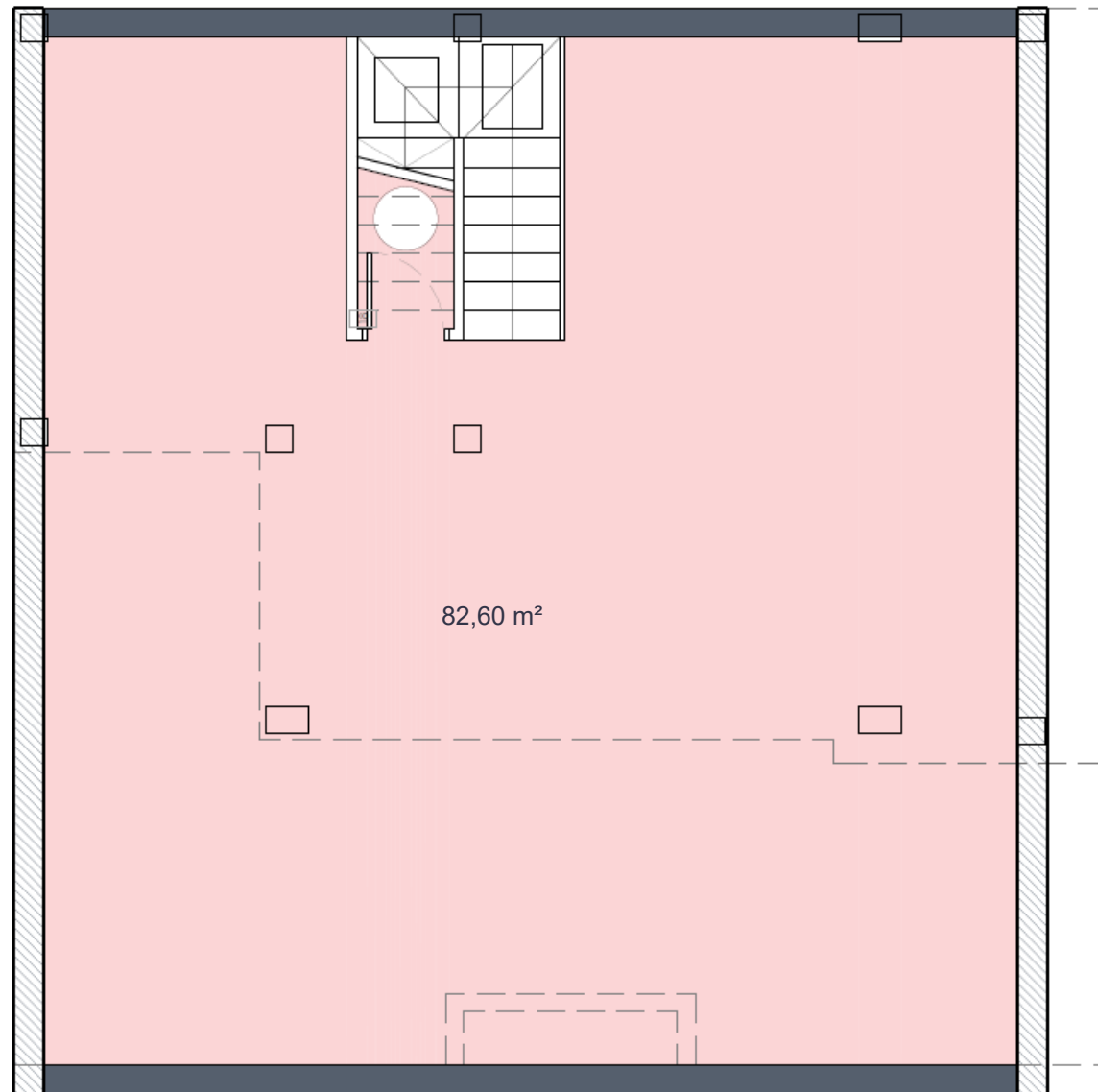


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

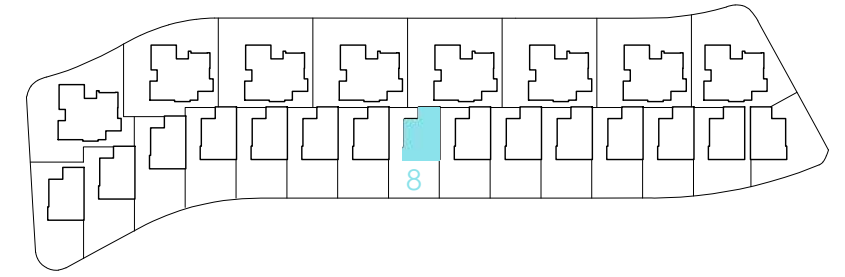


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 08 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2

TOTAL INTERIOR 197,00 m2

Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2

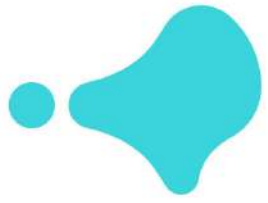
TOTAL TERRACES 128,00 m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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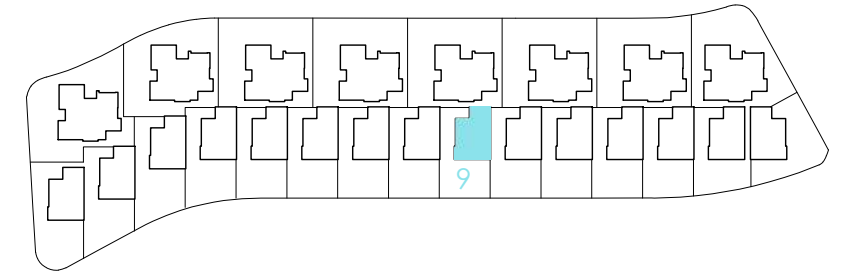


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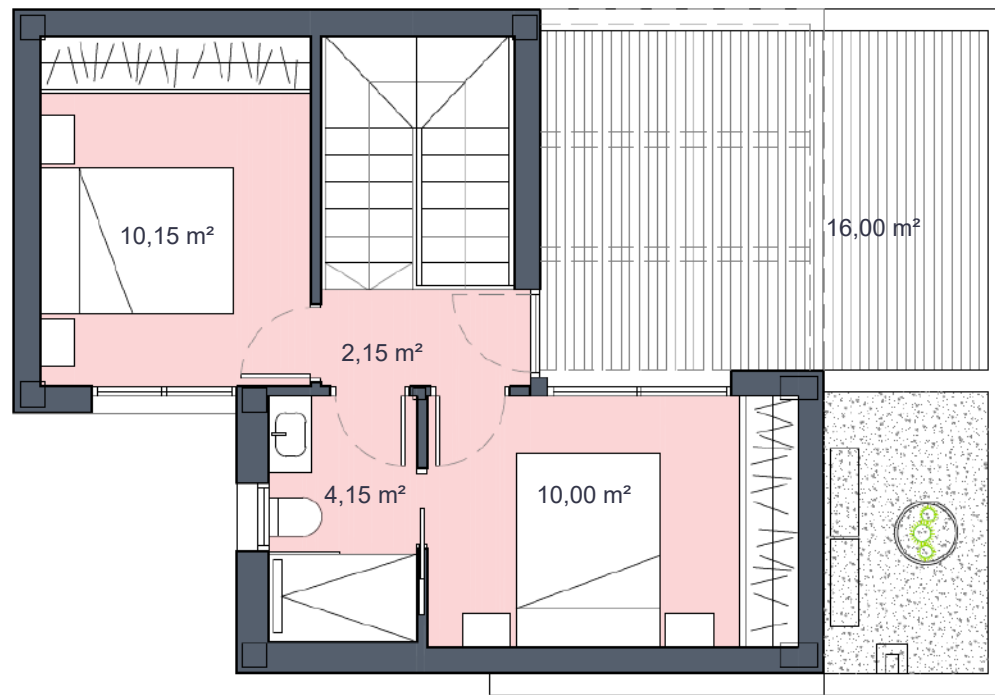


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 09 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2

TOTAL INTERIOR 197,00 m2

Outdoor spaces on the ground floor	112,00	m2
Terrace first floor	16,00	m2

TOTAL TERRACES 128,00 m2

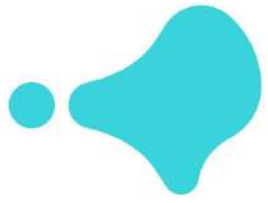
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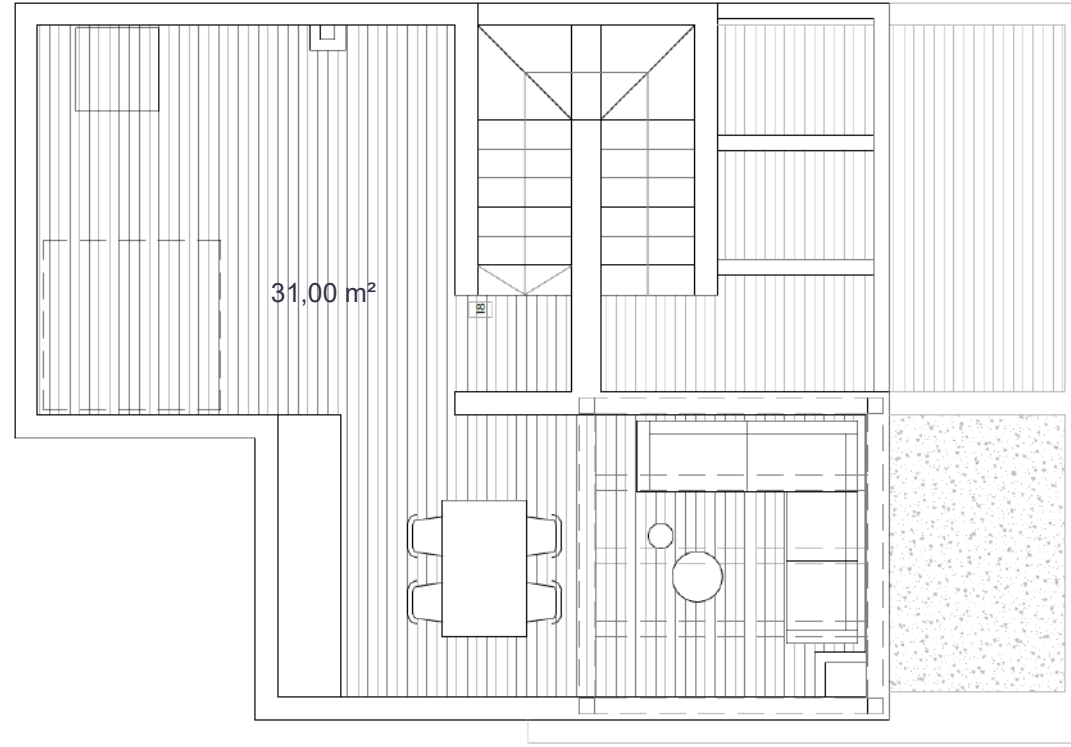
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LAVANDA 48

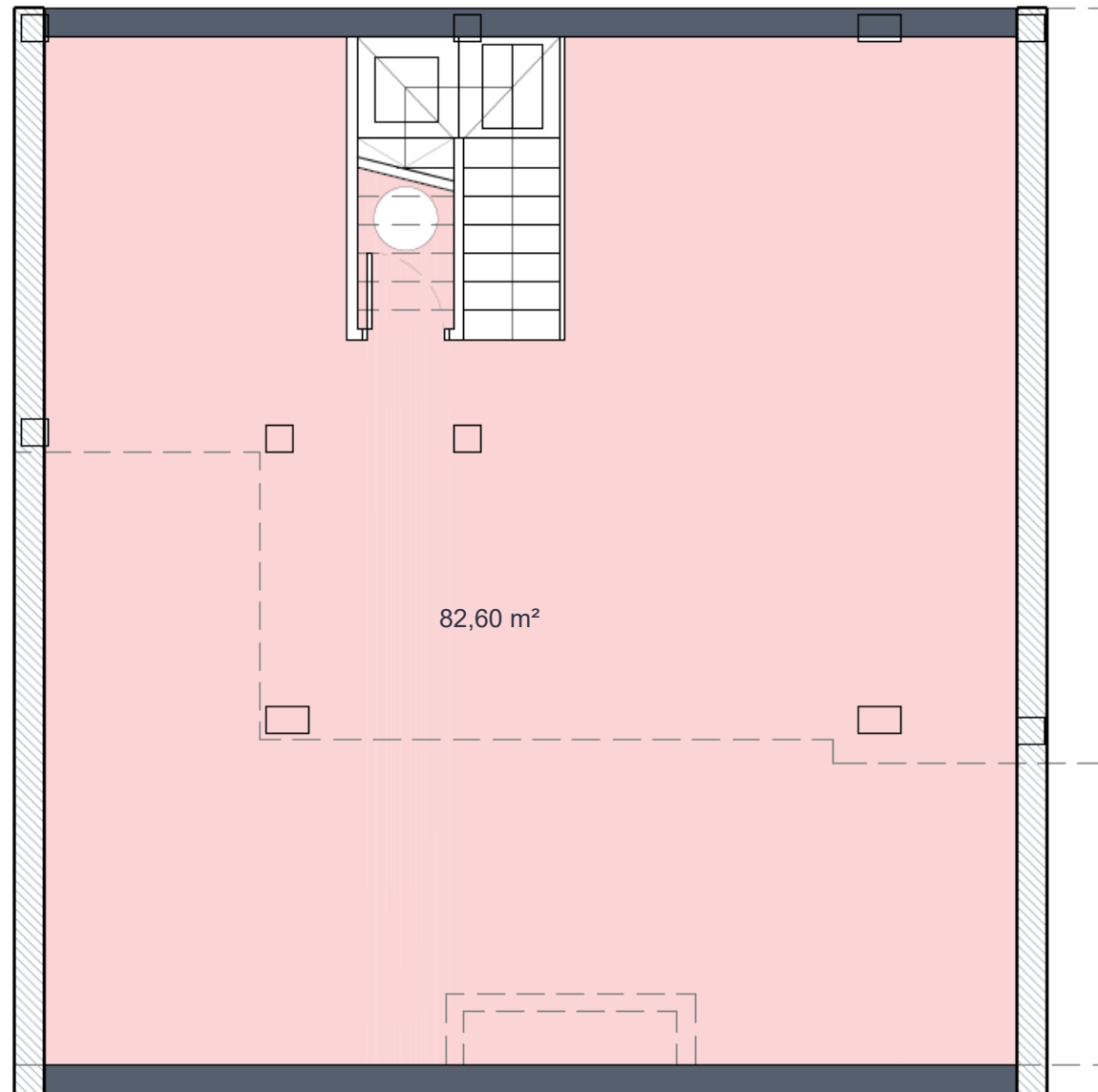


LAVANDA 48

PLANTA SOLÁRIUM (opcional)

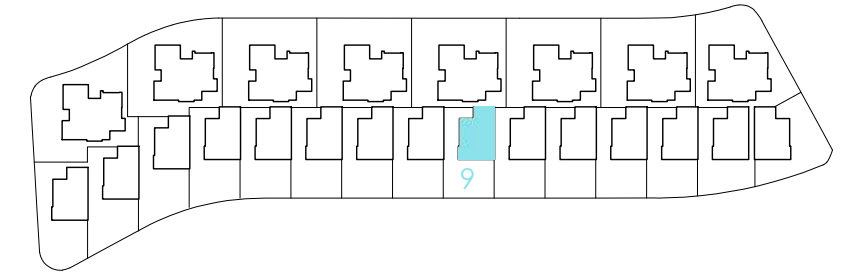


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 09 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	
Basement	96,00	m2

TOTAL INTERIOR 197,00 m2

Outdoor spaces on the ground floor	112,00	m2
Terrace first floor	16,00	m2

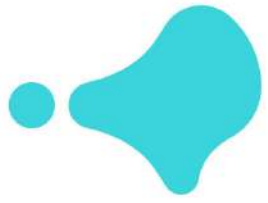
TOTAL TERRACES 128,00 m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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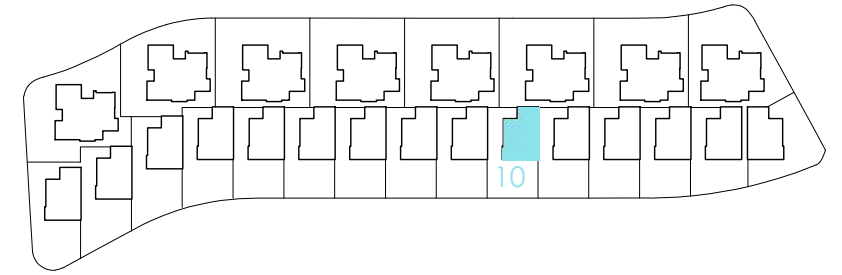


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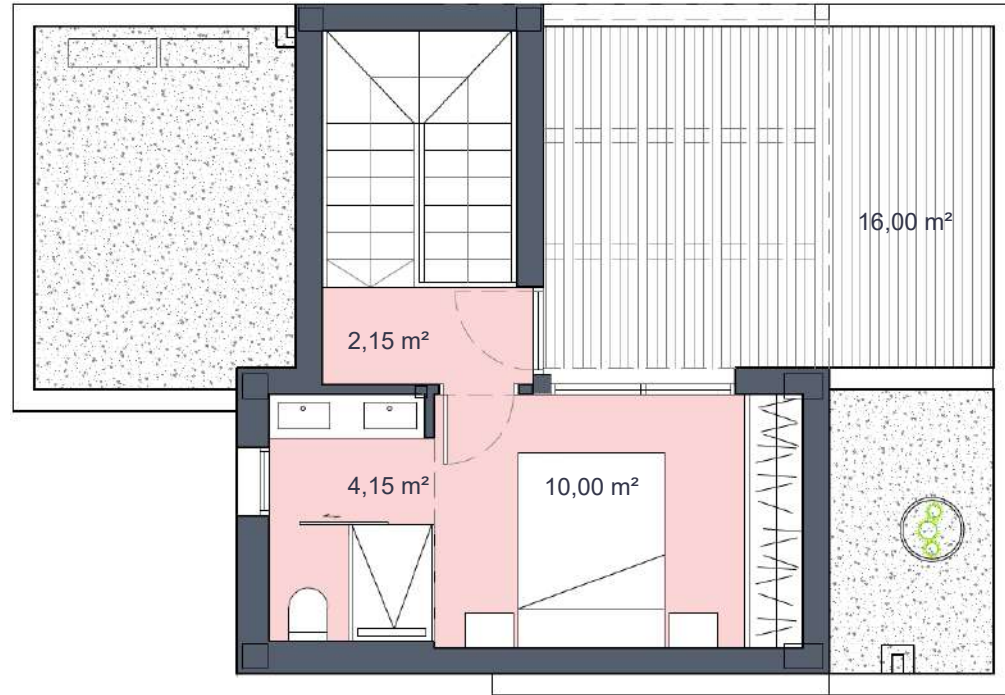


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 10 172,00 m²

construction surface

Ground floor	60,00	m ²
First floor	30,00	m ²
Basement	96,00	m ²

TOTAL INTERIOR 186,00 m²

Outdoor spaces on the ground floor	112,00	m ²
Terraces first floor	16,00	m ²

TOTAL TERRACES 128,00 m²

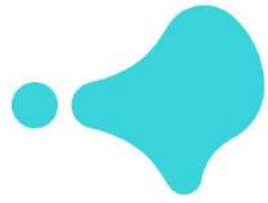
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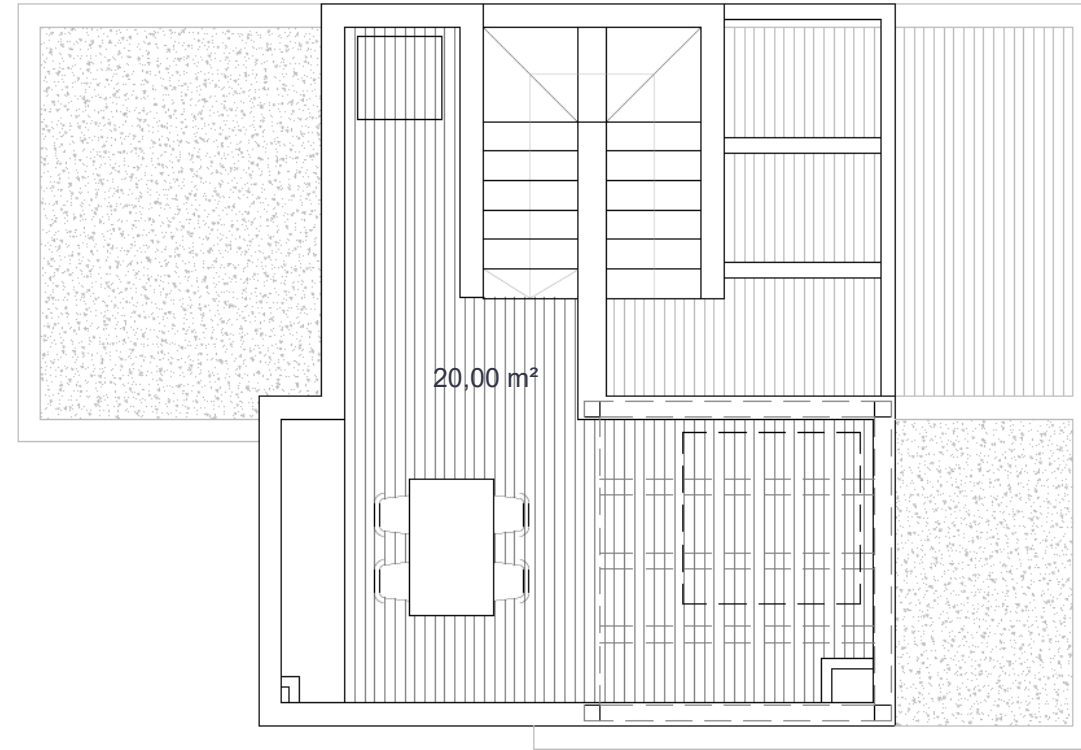


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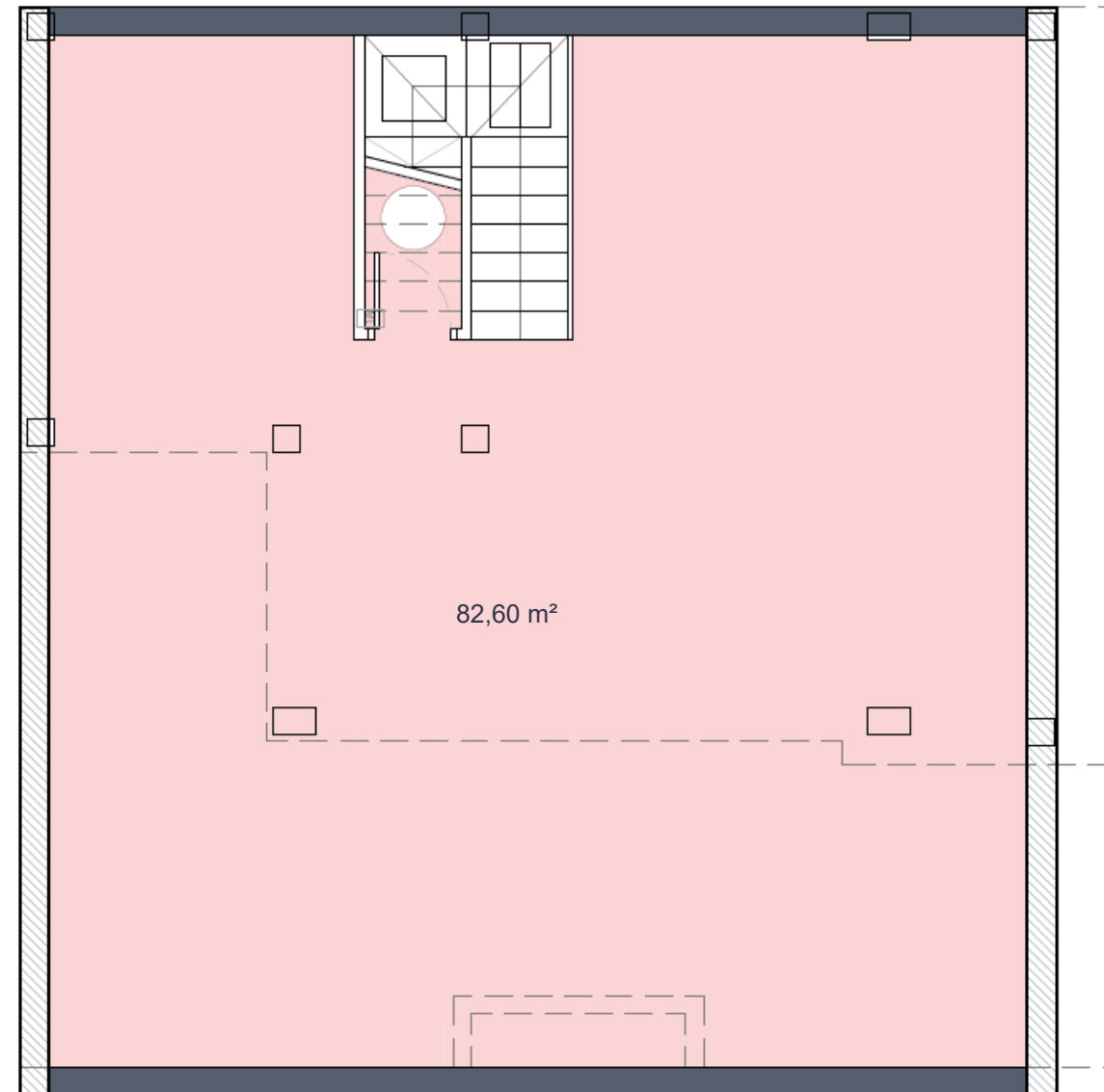
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

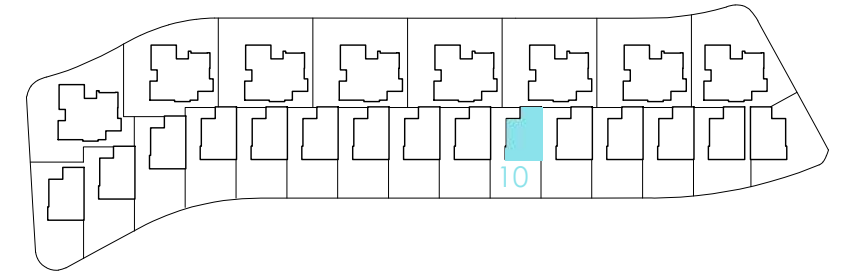


PLANTA SÓTANO



Santa Rosalía

lake and life resort



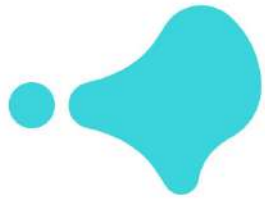
SURFACES

VILLA 10	172,00	m2
construction surface		
Ground floor	60,00	m2
First floor	30,00	m2
Basement	96,00	m2
TOTAL INTERIOR	186,00	m2
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,00	m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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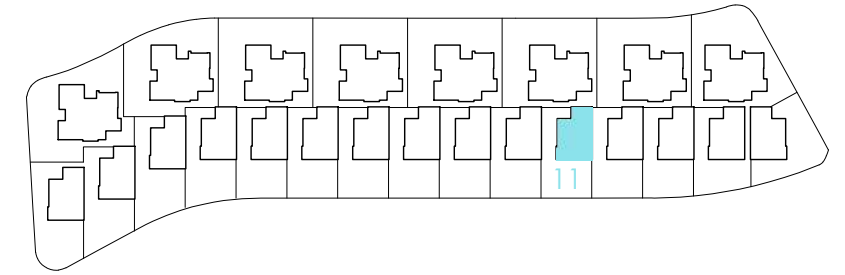
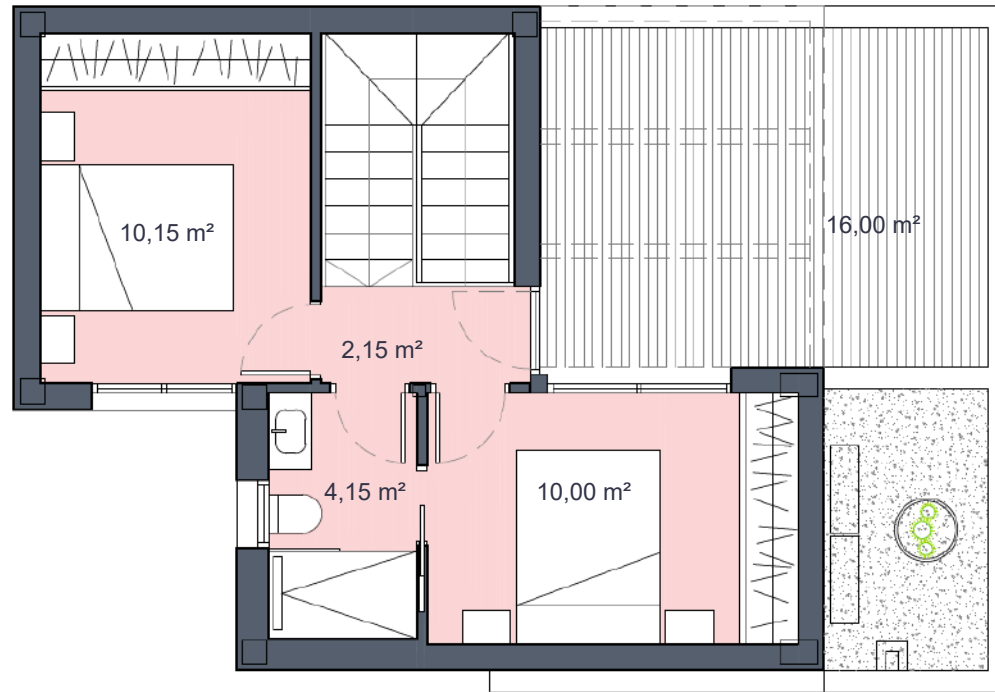




Santa Rosalía

lake and life resort

PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 11	172,00	m2
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construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2

TOTAL INTERIOR	197,00	m2
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Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES	128,00	m2
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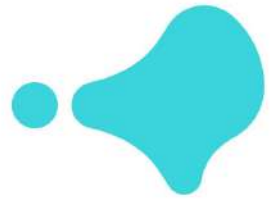
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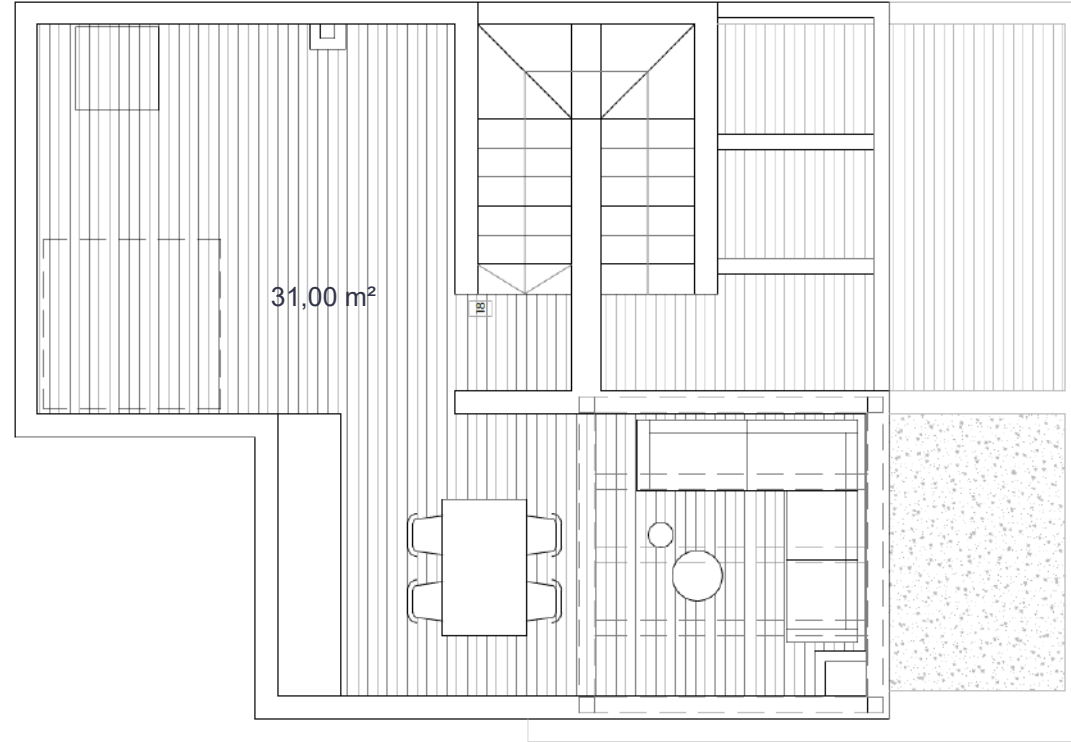


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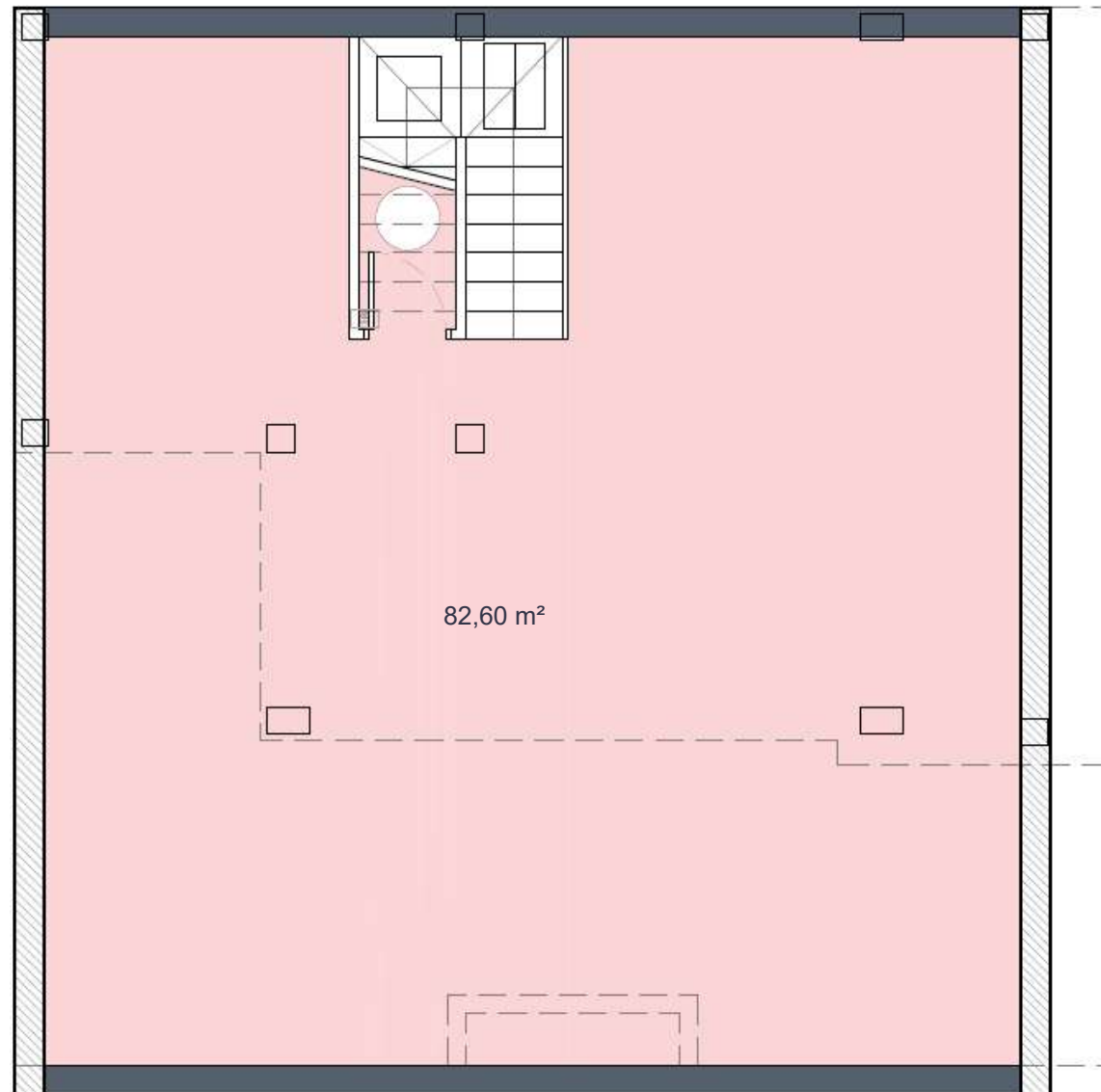
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

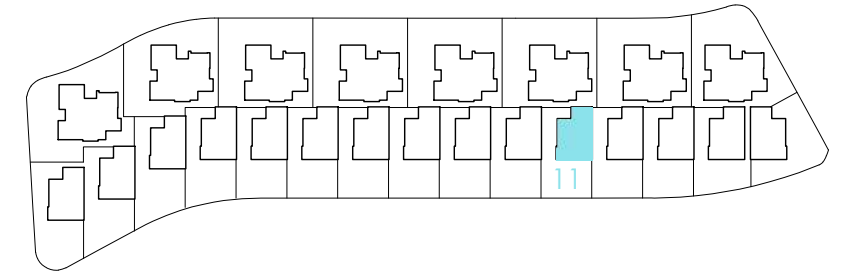


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 11 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	
Basement	96,00	m2

TOTAL INTERIOR 197,00 m2

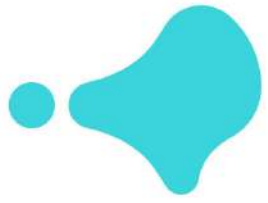
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES 128,00 m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

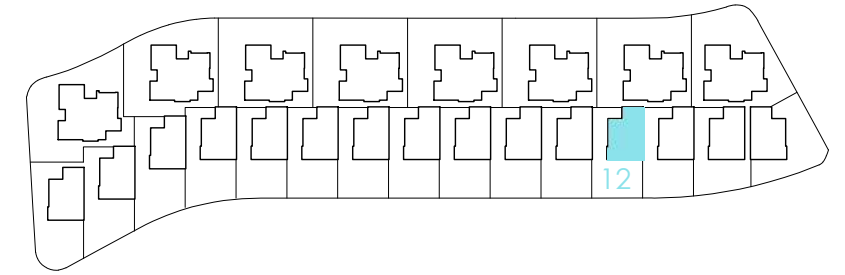
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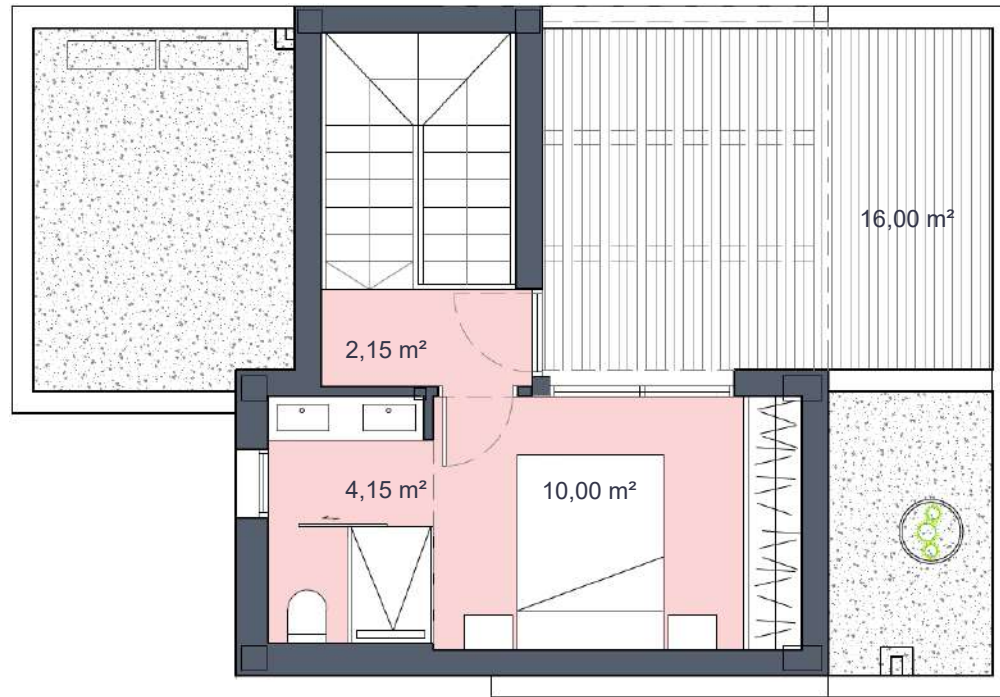


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 12 172,00 m²

construction surface

Ground floor	60,00	m ²
First floor	30,00	m ²
Basement	96,00	m ²

TOTAL INTERIOR 186,00 m²

Outdoor spaces on the ground floor	112,00	m ²
Terraces first floor	16,00	m ²

TOTAL TERRACES 128,00 m²

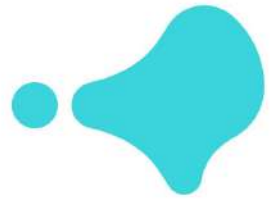
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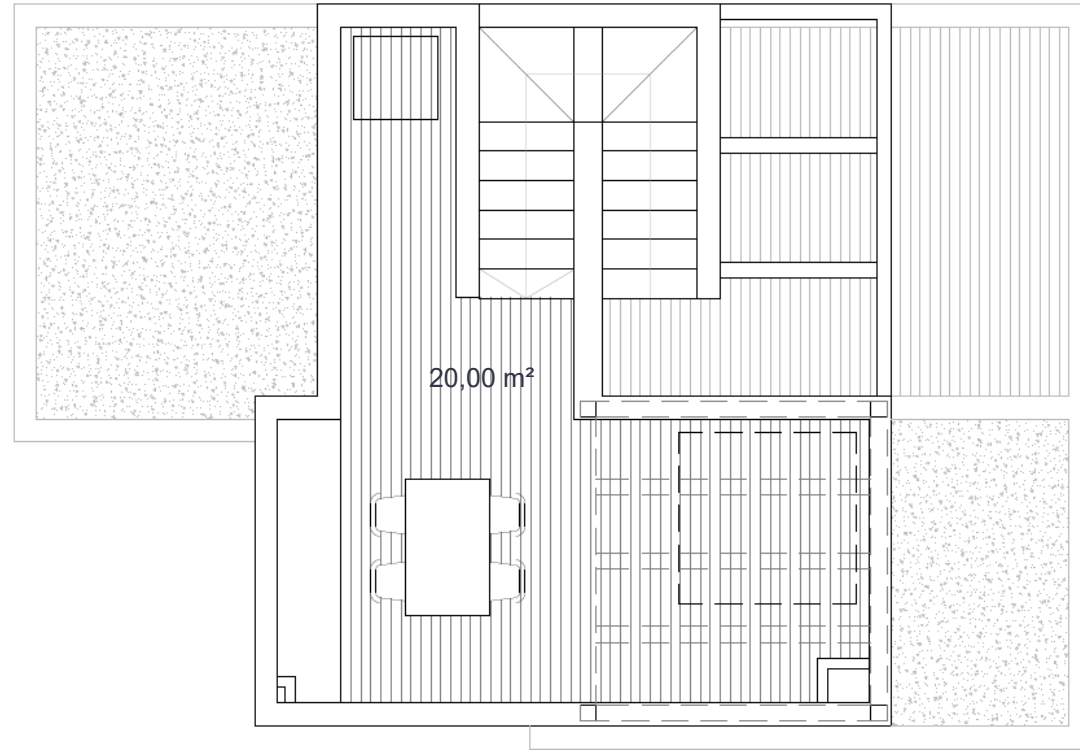


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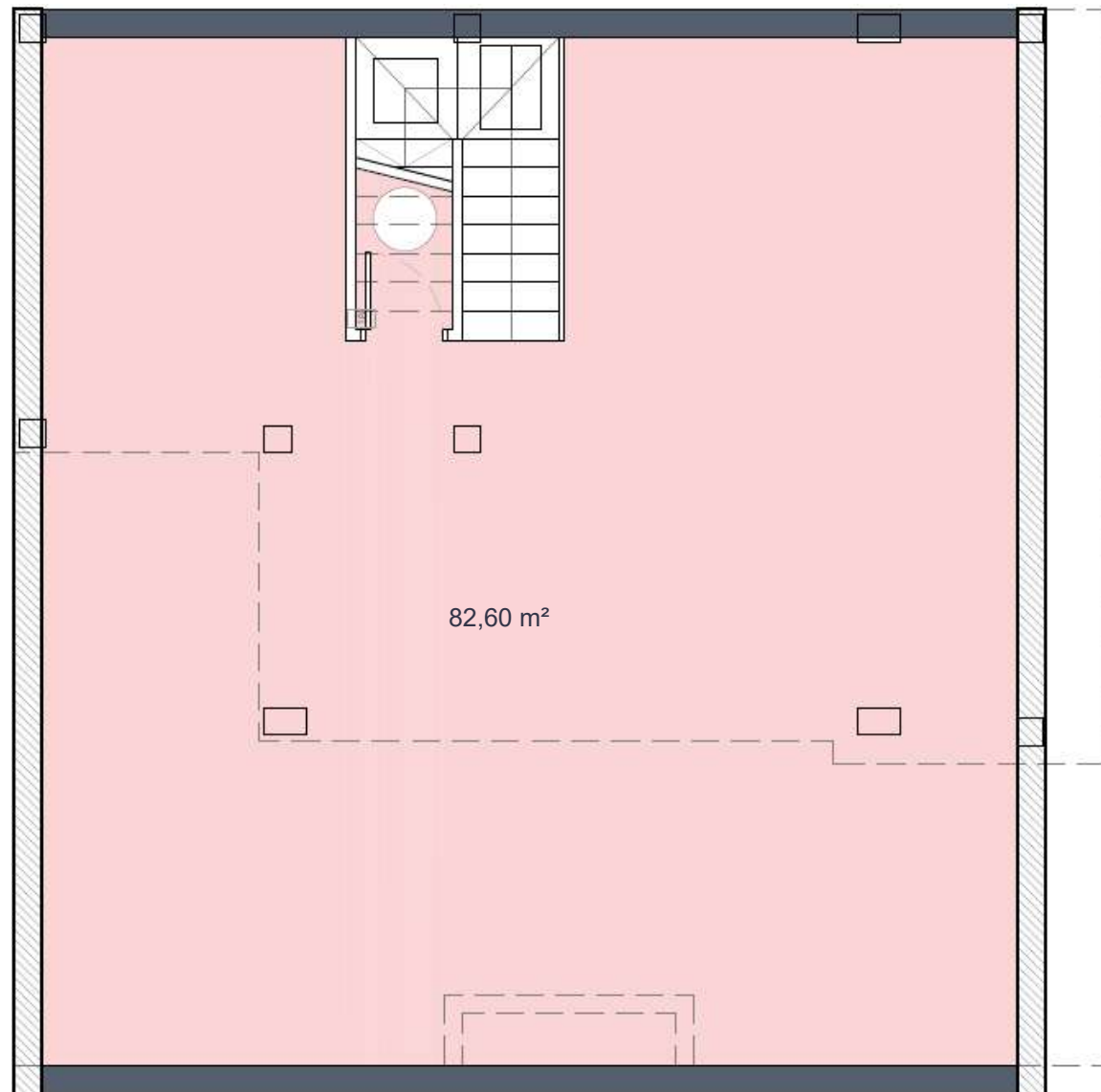
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

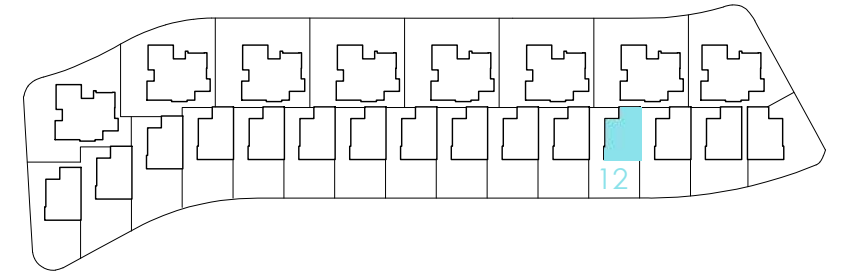


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 12 172,00 m2

construction surface

Ground floor	60,00	m2
First floor	30,00	
Basement	96,00	m2

TOTAL INTERIOR 186,00 m2

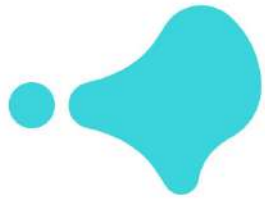
Outdoor spaces on the ground floor	112,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES 128,00 m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

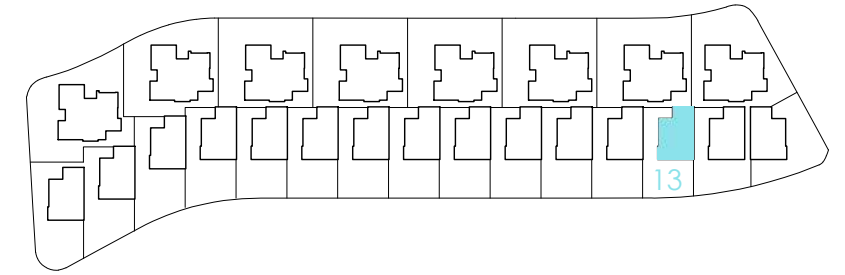
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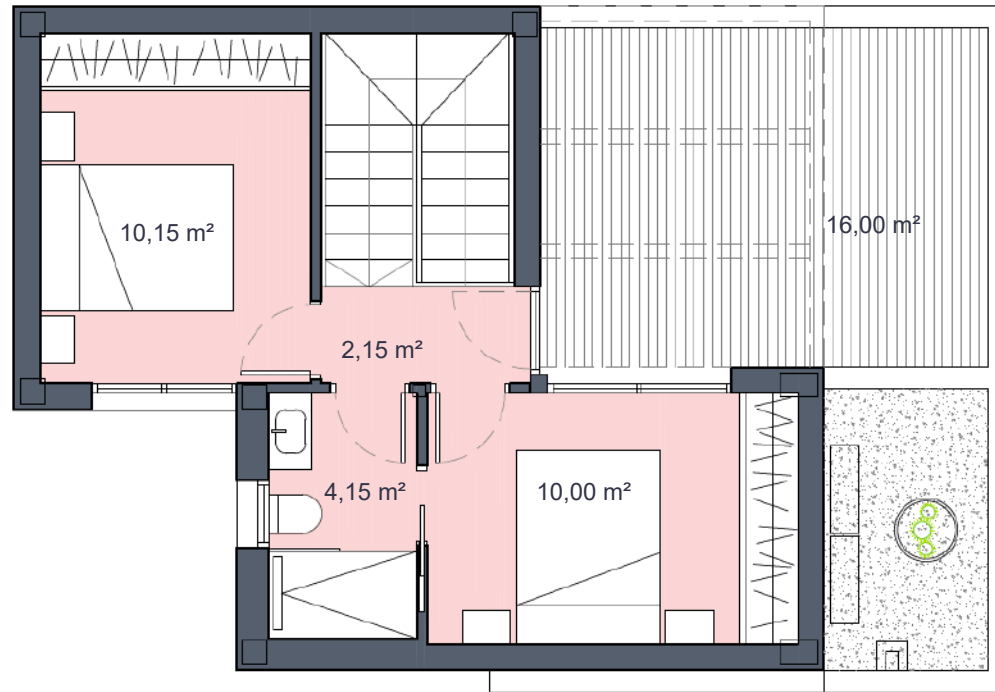


Santa Rosalía

lake and life resort



PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 13 **169,00 m2**

construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	96,00	m2

TOTAL INTERIOR **197,00 m2**

Outdoor spaces on the ground floor	109,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES **125,00 m2**

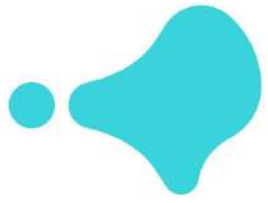
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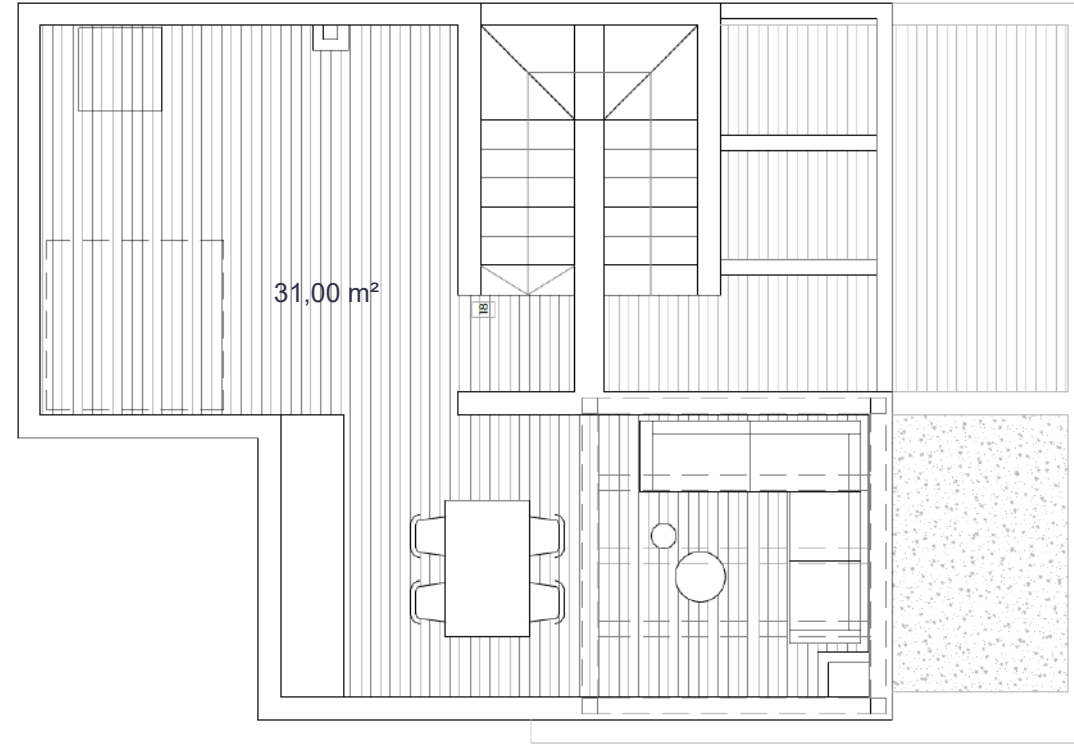


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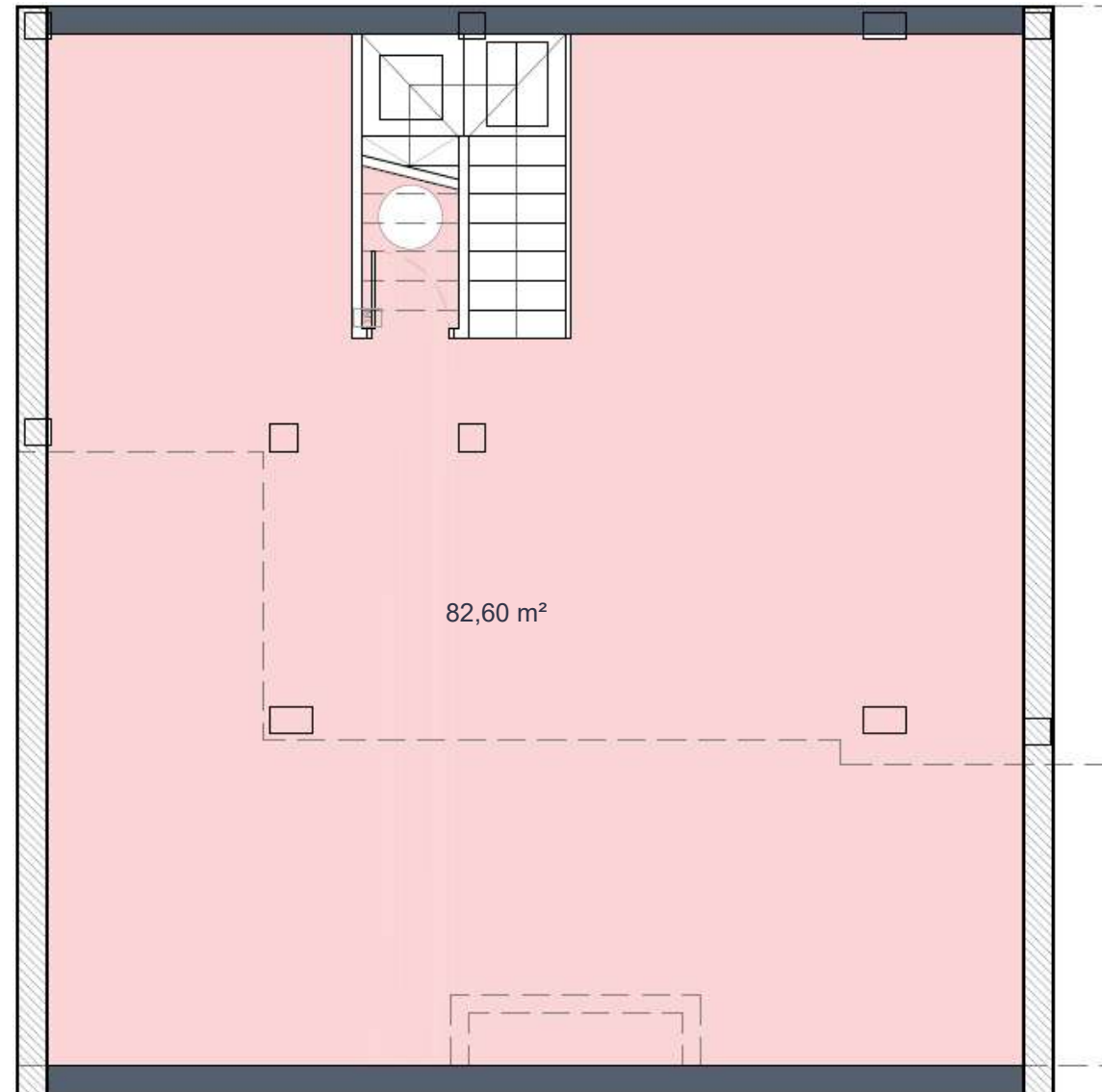
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

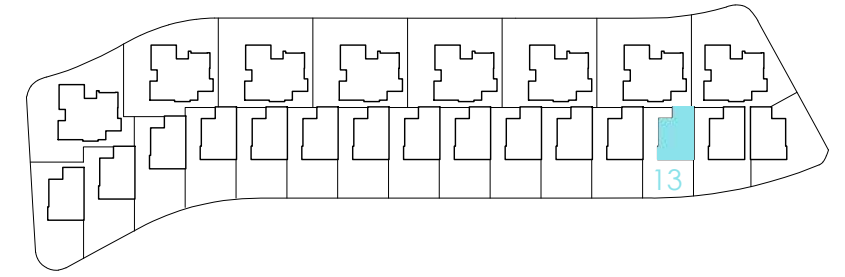


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 13 **169,00 m2**

construction surface

Ground floor	60,00	m2
First floor	41,00	
Basement	96,00	m2

TOTAL INTERIOR **197,00 m2**

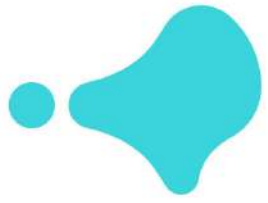
Outdoor spaces on the ground floor	109,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES **125,00 m2**

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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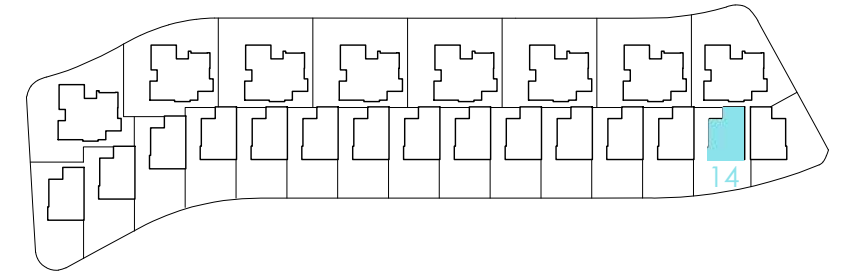
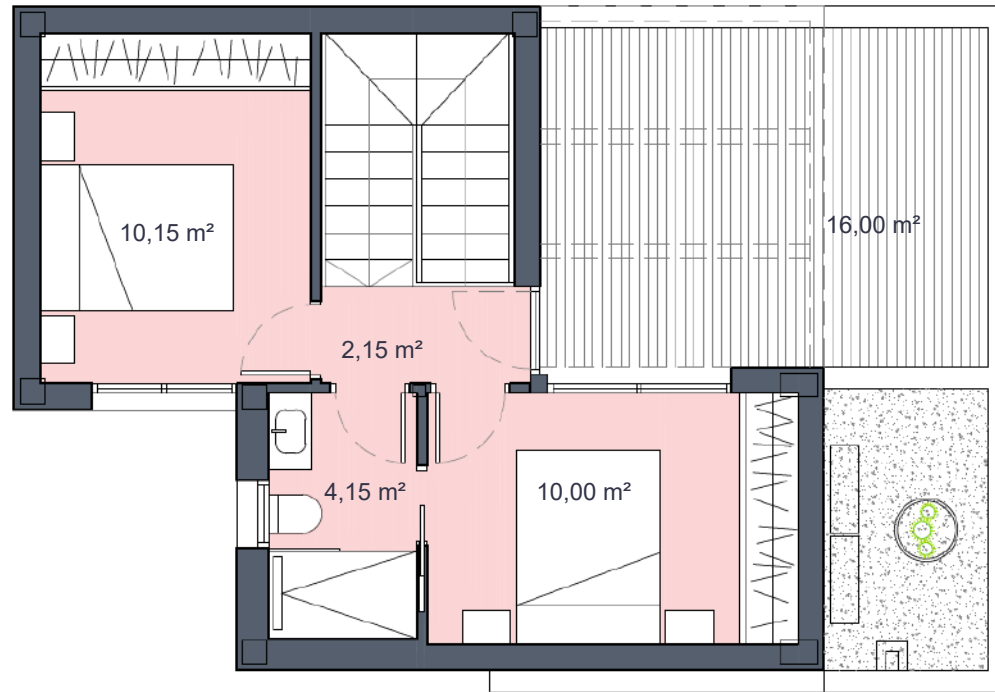




Santa Rosalía

lake and life resort

PLANTA PRIMERA



PLANTA BAJA



SURFACES

VILLA 14	176,00	m2
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construction surface

Ground floor	60,00	m2
First floor	41,00	m2
Basement	109,00	m2

TOTAL INTERIOR	210,00	m2
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Outdoor spaces on the ground floor	116,00	m2
Terraces first floor	16,00	m2

TOTAL TERRACES	132,00	m2
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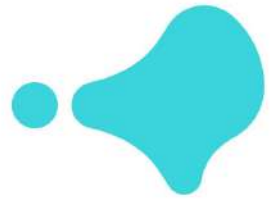
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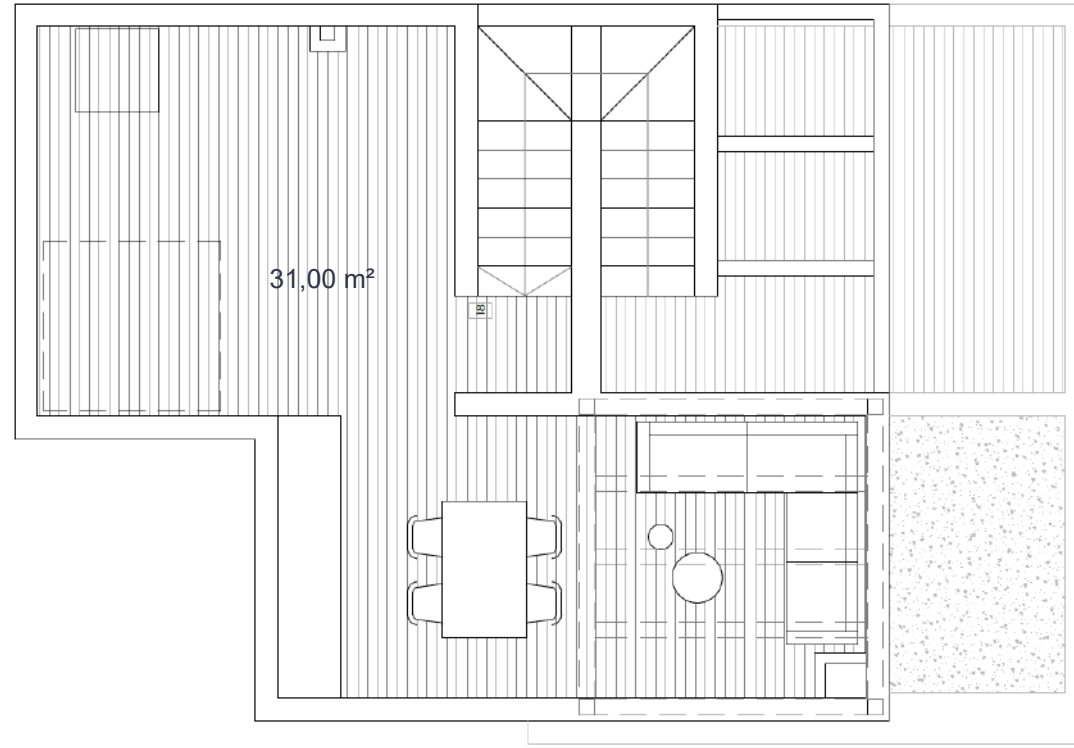


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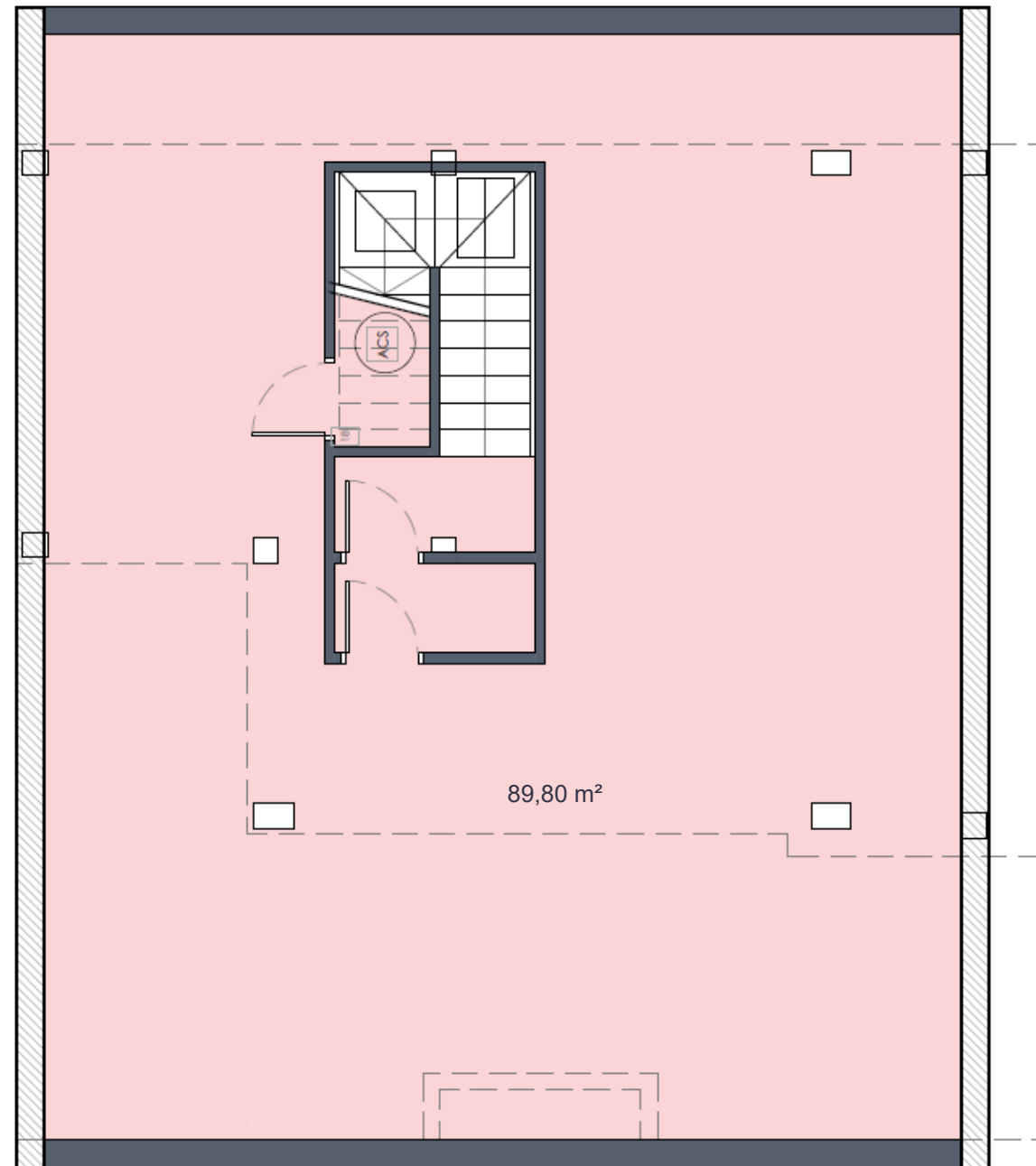
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

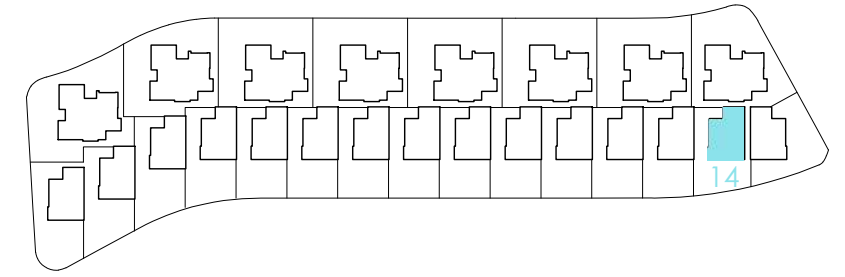


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 14 176,00 m²

construction surface

Ground floor	60,00	m ²
First floor	41,00	
Basement	109,00	m ²

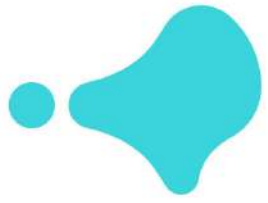
TOTAL INTERIOR 210,00 m²

Outdoor spaces on the ground floor	116,00	m ²
Terraces first floor	16,00	m ²

TOTAL TERRACES 132,00 m²

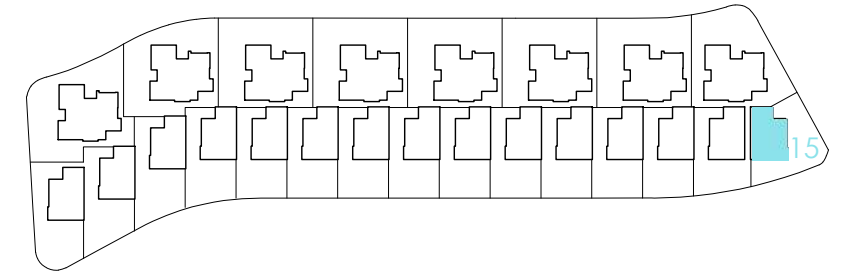
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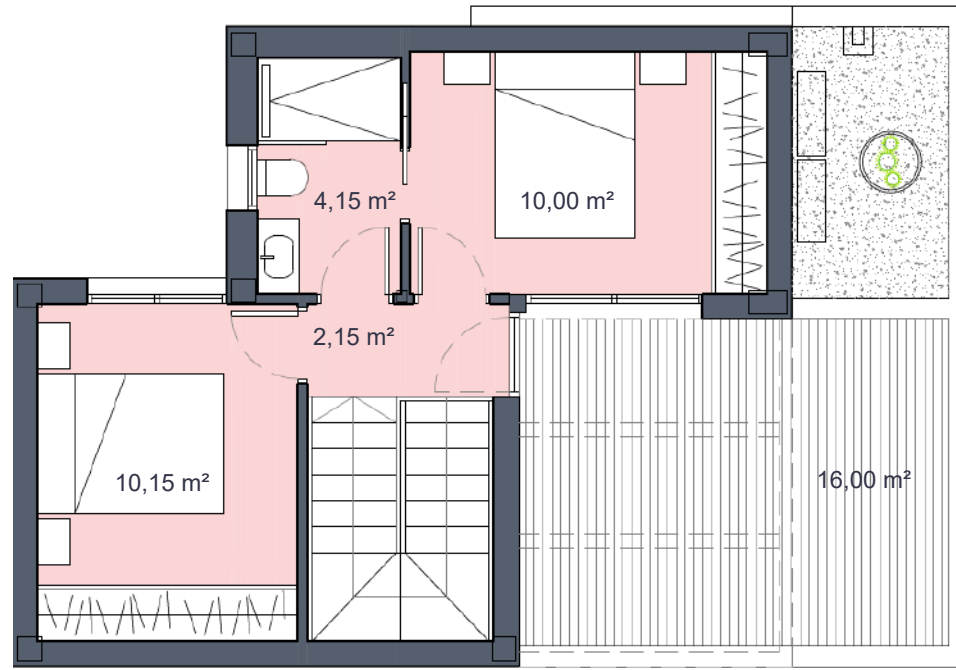


Santa Rosalía

lake and life resort



PIANTA PRIMERA



PIANTA RAIA



SURFACES

VILLA 15	172,70	m2
	construction surface	
Ground floor	60,00	m2
First floor	41,00	m2
Basement	87,70	m2
TOTAL INTERIOR	188,70	m2
Outdoor spaces on the ground floor	112,70	m2
Terraces first floor	16,00	m2
TOTAL TERRACES	128,70	m2

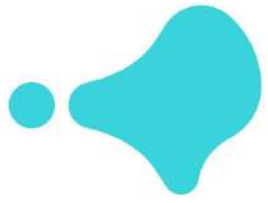
Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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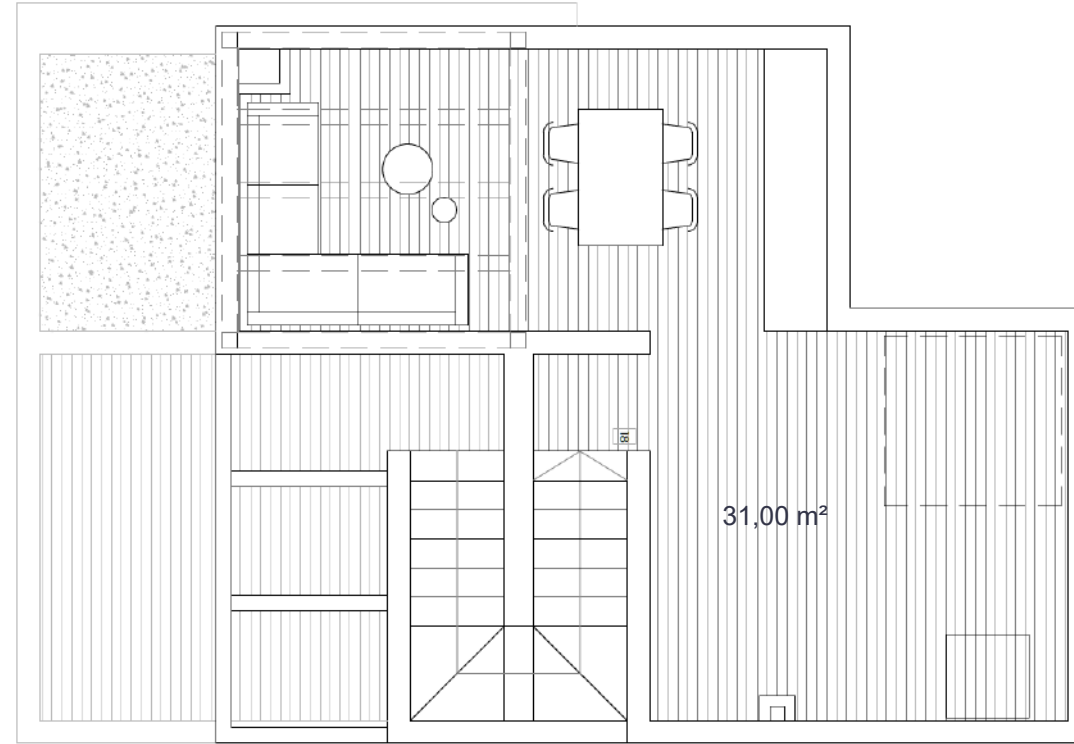


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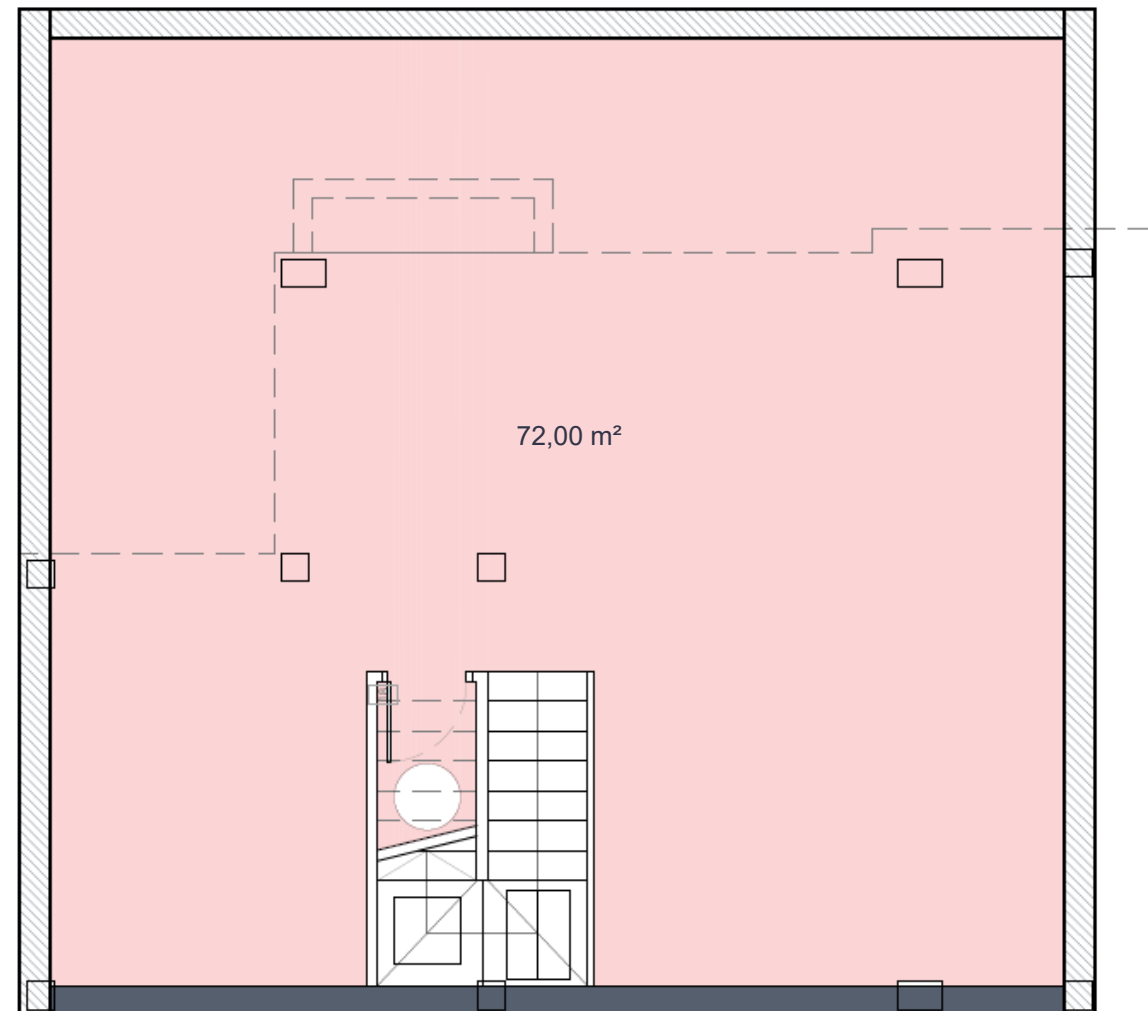
LAVANDA 48



PLANTA SOLÁRIUM (opcional)

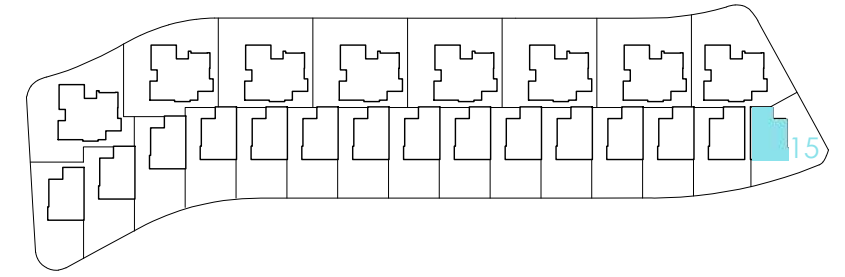


PLANTA SÓTANO



Santa Rosalía

lake and life resort



SURFACES

VILLA 15 172,70 m2

construction surface

Ground floor	60,00	m2
First floor	41,00	
Basement	87,70	m2

TOTAL INTERIOR 188,70 m2

Outdoor spaces on the ground floor	112,70	m2
Terraces first floor	16,00	m2

TOTAL TERRACES 128,70 m2

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Featured specifications

- _Basement (concrete finish).
- _Three-piece balcony door 5'60 m.
- _Built-in Masonry wall in entrance & Lounge (According to the project).
- _Same porcelain flooring indoor-outdoor. Non-slip outdoor flooring.
- _Pre-installation of ducted air conditioning.
- _Hot water Aerothermal Heat Pump system.
- _Electric underfloor heating in bathrooms.
- _Toilet with built-in cistern and cushioned hinge seat.
- _Built-in shower mixer.
- _Wall-mounted basin mixer tap and countertop basin in every bathroom.

- _Paneled kitchen and built-in appliances:
- _Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- _Top in Silestone, porcelanic or similar.
- _Lighting package with led technology.
- _Standard home automation pack.
- _Electric shutters in bedrooms.
- _Lanscaped pack.
- _Parking space in the plot.
- _Pre-installation for electric vehicle charging point.

Destacados

- _ Sótano (acabado en hormigón).
- _ Balconera con tres hojas correderas de 5'60 m (paso abierto 3'70 m).
- _ Muro de mampostería que entra en la vivienda (según proyecto).
- _ Continuidad del pavimento porcelánico interior-exterior. Siendo el exterior antideslizante.
- _ Preinstalación de climatización por conductos.
- _ Sistema de agua caliente sanitaria por Aerotermia.
- _ Suelo radiante eléctrico en baños.
- _ Inodoros con cisterna empotrada.
- _ Duchas empotradas.
- _ Mueble suspendido en cada baño.
- _ Cocina panelada y con electrodomésticos integrados:
 - _ Horno, microondas, vitrocerámica y campana extractora de humos incluidos.
 - _ Península y encimera de Silestone, porcelánico o similar.
 - _ Paquete de iluminación con tecnología led.
 - _ Paquete estándar de domótica.
 - _ Persianas eléctricas en dormitorios.
 - _ Paquete de jardinera.
 - _ Plaza de aparcamiento en superficie para un vehículo.
 - _ Preinstalación punto de carga para vehículo eléctrico.

Technical specifications

FOUNDATIONS & STRUCTURE

- Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FAÇADE AND ENCLOSURES

- Combination of dry masonry finishes and one-coat mortar.
- Ceramic brick walls, with air chamber and EPS insulation.
- Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

ROOFING

- Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness. All are walkable.

CEILING

- False ceiling of suspended laminated plasterboard in bathrooms and hallways. Water-repellent plate in wet areas. Mortising in living room-kitchen and in the master suite.

OUTDOOR FLOORING

- First-class porcelain stoneware, non-slip and anti-freeze, placed with water-repellent adhesive. Combination of artificial grass area.

INDOOR FLOORING

- First-class porcelain stoneware, laid with water-repellent adhesive.

PAINTWORK

- Plastic paint with a smooth finish and white colour on walls and ceiling.

CLADDING IN BATHROOMS

- First-class porcelain stoneware, laid with water-repellent adhesive. (According to the project).

OUTDOOR CLADDING

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Electric shutters integrated into the joinery in sleeping areas.
- Pre-installation of electric roller-blinds.

GLAZING

- Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- Fixed glass in showers.

INTERIOR JOINERY

- Kitchen:
 - _Furnished with large capacity high and low cabinets finished in melanin, doors with wood tones.
 - _Top in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
 - _Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- Built-in wardrobe in bedroom; lined interior with drawers. (According to project plan).
- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door in armoured wood with security lock. Two-colour finish; white inside.

LIGHTING

- Interior:
 - _Functional light: applied LED technology, white controls throughout the house and plugs according to regulations.
 - _Ambient light in masonry wall
- Exterior: LED strip embedded in the ceiling of the porch on the ground floor. In addition, wall lights and beacons placed according to the project plan.

TOILETS AND TAPS

- Toilet with built-in cistern and cushioned hinge seat.
- Built-in shower mixer, consisting of a hand shower and a shower head.

HEATING AND AIR CONDITIONING

- Pre-installation ducted air conditioning with direct expansion heat pump.
- Electric underfloor heating in bathrooms.
- Installation of air renewal and extraction.
- Pre-installation for electric towel racks in bathrooms.

DOMESTIC HOT WATER

- High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

PLUMBING AND DRAINAGE

- Plastic pipes resistant to extreme water temperatures.
- Installation of PVC drainage in soundproof drains and downspouts.
- General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- Outdoor water connections on the ground floor.

ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television, radio and telephone sockets in living room-kitchen and bedrooms.
- Pre-installation of cable televisión.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.

OUTDOORS

- Gardening package.
- Parking space

BASEMENT

- Basement finished in concrete.
- Skylight.
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.

Memoria Técnica

CIMENTACIÓN Y ESTRUCTURA

- Estructura de hormigón armado, ejecutada conforme la normativa vigente y el Código Técnico de la Edificación.
- Cimentación de acuerdo con los resultados del estudio geotécnico. Losas y muros de hormigón armado.

FACHADA Y CERRAMIENTOS

- Combina acabados de mampostería en seco y mortero monocapa.
- Paredes de ladrillo cerámico, con cámara de aire y aislamiento EPS.
- Divisiones interiores de vivienda realizadas mediante tabiques de ladrillo hueco con acabado de yeso liso o revestimiento, cerámico según zona.

CUBIERTA

- Cubiertas planas invertidas, con pavimento cerámico antideslizante en cubiertas transitables, impermeabilizadas con tela asfáltica y con aislamiento XPS, para garantizar el mejor aislamiento térmico y su estanqueidad.

TECHOS

- Falso techo de placa de yeso laminado en salón-cocina, baños y pasillos. Placa hidrófuga en zonas húmedas.

PAVIMENTO EXTERIOR

- Gres porcelánico de primera categoría, antideslizante y antiheladizo, colocado con adhesivo hidrófugo. Combina con zonas de césped artificial.

PAVIMENTO INTERIOR

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.

PINTURA

- Pintura plástica con acabado liso y color blanco en paredes y techo.

REVESTIMIENTO EN BAÑOS

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.(Según proyecto).

CARPINTERÍA EXTERIOR

- En aluminio termolacado, gama alta y con rotura de puente térmico.
- Persianas eléctricas integradas en carpintería en zonas de noche.
- Preinstalación de estores eléctricos.

VIDRIOS

- En ventanas doble acristalamiento con cámara de aire según CTE. Con tratamiento bajo emisor para elevar las prestaciones; aumenta la eficiencia energética y se consigue un mayor confort y ahorro energético.
- Fijo de vidrio en duchas.
- Barandilla de vidrio laminado de aluminio en escalera (según proyecto).

CARPINTERÍA INTERIOR

- Cocina:

_Amueblada, totalmente panelada, gran capacidad de almacenaje, acabado en melanina y puerta con tonos en madera.

_Encimera en Silestone, porcelánico o similar, con fregadero bajo encimera y grifería monomando de caño alto acabado cromo y de bajo caudal, para optimizar el consumo de agua.

_Equipamiento incluido: Horno, microondas, vitrocerámica y campana extractora de humos incluidos.

- Armarios empotrados en dormitorio; interior forrado y con cajoneras. (Según proyecto).
- Mueble suspendido con cajón en cada baño.
- Puerta principal de entrada acorazada con cerradura de seguridad. Acabado bicolor; blanco al interior.

ILUMINACIÓN

- Interior:

_Luz funcional: tecnología LED aplicada, mecanismos color blanco en toda la vivienda y enchufes según normativa.

_Luz ambiental: en muro de piedra.

- Exterior: Tira LED encastrada en el techo del porche en planta baja. Además, apliques y balizas colocados según proyecto.

SANITARIOS Y GRIFERÍA

- Inodoro con cisterna empotrada y asiento de bisagra amortiguada.
- Grifería de lavabo caño bajo en cromo con lavabo integrado en mueble.
- Grifería de ducha empotrada, compuesta por teleducha y rociador.

CALEFACCIÓN Y AIRE ACONDICIONADO

- Preinstalación de climatización por conductos con bomba de calor por expansión directa.
- Suelo radiante eléctrico en baños.
- Instalación de renovación y extracción de aire.
- Preinstalación para toalleros eléctricos en baños.

AGUA CALIENTE SANITARIA

- Sistema de bomba de calor por aerotermia de alta eficiencia energética con acumulación para la producción de agua caliente sanitaria.

FONTANERÍA Y SANEAMIENTO

- Tuberías plásticas resistentes a temperaturas de agua extremas.
- Instalación de saneamiento de PVC en desagües y bajantes insonorizadas.
- Llave de corte general en cada una de las viviendas, con llaves de corte independientes en cocina y baños.
- Tomas de agua en exteriores de planta baja.

ELECTRICIDAD Y TELECOMUNICACIONES

- Dotación de tomas eléctricas y de telecomunicaciones definida por la normativa vigente.
- Tomas de televisión, radio y telefonía en salón-cocina y dormitorios.
- Preinstalación de televisión por cable.
- Instalación de videopuerto automático.
- Terrazas con puntos de luz y enchufes.
- Preinstalación de cargador para vehículo eléctrico.
- Paquete estándar de domótica.

EXTERIORES

- Paquete de jardinería.
- Plaza de aparcamiento para un vehículo.

SÓTANO

- Sótano acabado en hormigón.
- Lucernario.
- Preinstalación de bomba de impulsión de agua, toma de agua y puntos de luz y telecomunicaciones.