

# LAMAR

## Higuericas Beach

### QUALITY MEMORY

#### Estructure

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- Architecture and decoration of Mediterranean design.
- Reinforced concrete structure.

#### Enclousures

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- External walls with double ceramic partition walls, with air chamber, thermal/acoustic insulation with expanded polystyrene panels.
- Interior partition walls with ceramic bricks.

#### Coatings

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- Plastering of vertical and horizontal parameters in plaster and finished with smooth white paint.
- Wallpaper on main wall in bedroom suite and living room (to be decided by the company's management).
- Smooth plasterboard plaster on ceilings and removable (depending on installations).
- Solarium with thermal-acoustic insulation according to current regulations.
- Façade covered with high-end porcelain tiles combined with monolayer in a colour similar to computer graphics, with anti-dirt treatment.
- High-quality porcelain tiling inside the house.
- Kitchens, bathrooms and galleries tiled with high-end ceramics.
- Outdoor paving in porch, garden and solarium, in high quality non-slip porcelain stoneware/porcelain tiles.

#### Carpentry

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- High quality aluminium exterior carpentry and electric blinds. Colour (to be determined by the company's management).
- Climasun thermal-acoustic security glass.
- Armoured front door, same RAL colour as aluminium with three security points, knob and peephole.
- Interior doors inside the house lacquered in colour (to be determined by the company's management).
- Built-in wardrobes in bedrooms with top quality finishes, with mezzanine, hanging rail and drawer units. Colour (to be determined by the company's project management).

#### Kitchen

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- Kitchen furniture with designer wall and base units, colour (to be determined by the company's project management).
- Worktops in silestone or similar, colour (to be determined by the company's project management).
- Homes designed with an independent gallery next to the kitchen, with space for the laundry area and ACS



## Bathrooms

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- Top-of-the-range ceramic wall-hung sanitary ware.
- Wall-hung washbasin units.
- Mixer and thermostatic taps in showers.
- Bathrooms equipped with screens and backlit mirrors.
- Sanitary hot water production by means of ACS aerothermal equipment in accordance with current regulations.

## Climate control and ventilation

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- Installation of air conditioning and heating by means of ducts throughout the house.
- Underfloor heating throughout the house.
- Mechanical forced ventilation, by means of turbine in accordance with current regulations.

## Electrical installation

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- Electrical installation in accordance with current regulations.
- NIESSEN or similar quality switches and sockets.
- Television, telephone and Internet points in all the rooms of the house.

## Exteriors

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- Water and electricity points in the solariums.
- Water points in ground floor gardens.
- Railings with safety glass in solarium and terraces on upper floors.
- Exterior lighting included. Design (to be determined by the company's project management).

## Including

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- Furniture and decoration included in the property (to be determined by the company's management).
- Electrical appliances included.
- Installation of outdoor kitchen, pergola, jacuzzi and artificial grass in solarium.
- Parking space and private storage room included per property in basement.
- Full lighting included throughout the property.

## Common areas

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### Ground floor

- Design lighting, in accordance with the residential area (to be determined by the company's management)
- Reception.
- Audiovisual room/meeting room.
- Large garden areas.
- Large swimming pool for adults and children's pool.
- Children's playground.

### Basement floor

- Lamar Higuericas Spa (Heated pool, sauna, jacuzzi and thalassotherapy through water jets).
- Lamar Higuericas Gym (Spinning, treadmill, multifunctional training machine, bench and weights of different sizes).

***Ground floor flats with large private garden and views of the communal areas.***

***First floor flats with large terrace, great views of the communal areas and the sea.***

***Penthouses with large terraces, solarium equipped with private jacuzzi, designer pergola, artificial grass, summer kitchen, beautiful views of communal areas and wonderful sea views.***

*The qualities and designs are for guidance only and are not contractual or binding. The developer reserves the right to modify them due to construction requirements or indications from the project management, commercial or legal department.*

