

Lux La Fosca

Building Technical Specifications

English Version

Lux La Fosca It is a unique development consisting of three harmoniously integrated buildings and a communal pool where you can have your own personal oasis just steps from La Fosca beach.

This development features a total of 44 one, two, and three bedroom apartments, each offering gardens or balconies with sea views and direct access to La Fosca Beach. In total, 45 parking spaces and 45 storage rooms complement the amenities at Lux La Fosca.

The complex features a communal pool surrounded by lounge areas, creating shared spaces for socialising and enjoying a relaxed lifestyle in one of the best locations on the Costa Brava.

Building Technical Specifications

STRUCTURE

The structure of the building will be of concrete armed of pillars and girders flat, and the ladder of slab concrete armed.

The base will be made of reinforced concrete with a polyethylene sheet.

The floor ceilings will be made of reinforced concrete slabs and waffle slabs. The overhangs of the balconies and terraces will also be made of solid concrete slabs. armed.

radon gas will be placed in all the closures and sill of the plant basements that are in contact with the ground.

DECKS

The roof will have XPS insulation, PVC waterproofing sheet, mortar to create slopes and porcelain flooring.

Climate control, telecommunications systems, antennas and ventilation will be installed on this roof.

In he inside of the housing, low deck, HE will place a fake ceiling of and so laminate of isolation of mineral wool.

FACADES

The facades of the building will be made of 14 cm openwork brick with the face inside battered. By the abroad, It will have a SATE coating with thermal insulation and on the inside, those facing the homes, an air chamber with 48 mm of mineral wool insulation and laminated plasterboard.

The railings of the balconies will be of steel painted or glass.

CARPENTRY ABROAD

The exterior carpentry will be made of aluminium, swing leaves, with thermal break and double glazing under emissive, laminate acoustic with camera of air and gas argon.

CARPENTRY INSIDE

The door of access to the dwelling with inside armoured, finished in color white lacquered by the inside and key security with three points of anchorage and handle chrome.

The interior doors will be smooth and finished in white. lacquered and handles chrome either STAINLESS STEEL. The doors will be of 80 cm of passed in the itineraries practicable and 70 cm in the rest.

The handles and hardware will be chrome plated or satin stainless steel.

INTERNAL DIVISIONS

The housing internal divisions will consist of laminated plasterboard partition with wool insulation mineral between profiles galvanised and plate to each side.

The separation between different homes will be made with double laminated plasterboard partitions, with insulation to each side and iron of steel.

The separation of the dwelling with the areas common will be of partition ceramic with lining of plate of laminated plaster and insulation.

In the areas wet, bathrooms and kitchen, the plate will be water-repellent.

PAVEMENTS AND COATINGS

General flooring of the house will be with porcelain stoneware and with plinth of DM of color to define by the DF.

The bathrooms Iran coated with tile of porcelain stoneware and smooth plastic paint.

The rest of the house will be finished with smooth plastic paint.

Outside, the terrace flooring will be non-slip porcelain stoneware.

PAINT

Plain paint on walls and ceilings in a light tone, color to be defined by the Project Management.

KITCHEN EQUIPMENT

The kitchen will be equipped with wall and base cabinets, drawers with pull-out runners and soft-close handles. White or similar colours, with aluminium baseboards.

Worktop and frontal of agglomerate of quartz *Silestone* type, cluster 2 either similar, color to define by the DF. Sink of steel stainless with tap single-control.

The household appliances installed will be: integrated extractor hood, electric oven and ceramic hob from *Bosch* or similar.

BATHROOM EQUIPMENT

Sanitary of porcelain of color white, *Duravit* brand or similar.

Duravit or similar brand facets. Single-lever. thermostatic *Duravit* either similar.

Screens of glass optional with extra cost of € 750,00. There will be dish of shower of resin in all the bathrooms.

Furniture of bathroom of color white.

Note: depending on distribution, availability and catalogue, the equipment of the bathrooms can vary regard to those described.

SUPPLY OF WATER

There will be a key of general cut.

HE will provide of water cold and hot in all the points of supply, except for the terrace.

The facility HE will perform with keys of passed to kitchens and bathrooms.

In the terraces of plant low and penthouse there will be take of cold water.

AIR CONDITIONING, HEATING AND PRODUCTION OF DOMESTIC HOT WATER

Air conditioning, Heating and Domestic Hot Water (DHW) production using Heat Pump technology.

Air conditioning with hot and cold air heat pump with *inverter* technology of high energy efficiency, and with environmentally friendly refrigerant.

Interior units gifted of filters that eliminate impurities of the air and have of record practicable in one of the bathrooms.

The outdoor units will be installed on the roof floor.

Air diffusion will be carried out through aluminium grilles in all the stays, except in he bathroom.

A programmable thermostat will be installed in the lounge.

ELECTRICITY AND TELECOMMUNICATIONS

The homes will have an electrical installation with dashboard and protection of the different circuits with automatic safety mechanisms against over-voltages and current leaks.

Mechanisms of *Niessen* brand, or similar.

Pre-installation of outdoor lighting on balconies, patios, and terraces.

Facility of eyes of ox in kitchen, bathrooms and hallways.

Facility of take of phone, data and TV in all the rooms except bathrooms and kitchen.

Set of catchment of signs of TV land, DAB and FM.

Electronic video intercom for opening the access doors to the lobby.

HALLS, ACCESSES AND COMMUNAL STAIRS

In the halls and stairwells, pavements will be placed and steps of porcelain stoneware or marble.

The doors of access to the lobby of the goal will be with aluminium or wood profile at the discretion of the Faculty Management and laminated glass with opening by means of video intercom.

The walls will be plastered and painted, the color to be determined by the Project Management.

Electromechanical lift with stops on all floors, providing access to apartments or common areas, adapted for use by people with reduced mobility. Automatic stainless steel doors in the cabin and at the landing.

All common areas will be low- consumption lighting with motion detectors or timers.

DESIGNATED BASEMENTS FOR PARKING AND STORAGE ROOM

Metal access gate for vehicles, operated by remote control.

The basement will have ventilation mechanics, detection fire, emergency lighting and low-consumption LED lighting with presence detectors and/or timers.

The storage rooms will have walls plastered, metal doors with grid, light point.

Control of quality and delivery of the housing

Mandatory quality control will be carried out during the execution of the project by the architect technician responsible for the file with the collaboration of a laboratory approved for that purpose.

Our company demands certificates of quality to all material suppliers to ensure they comply with regulations current.

In the delivery of keys, each owner will be given the bulletins that are needed to contract with the companies suppliers, the ID card of habitability and warranty certificates for installed appliances.