

LUX GARDEN

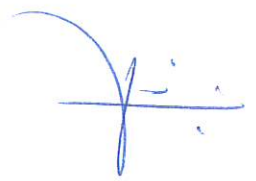
EVO

FARO

PLOT 26

MAP OF FINISHES

SEPTEMBER 2024



CONSTRUCTION FEATURES:

STRUCTURE

Anti-seismic structure in reinforced concrete, with solid slabs.

EXTERIOR WALLS

Walls made of 22 cm ceramic bricks, with a coating system and external thermal insulation (ETICS) with thermal bridge correction and a dark grey finish.

Tops, balcony parapets and platbands finished in white.

The façades facing the interior of the block include occasional green tile cladding.

WINDOW FRAMES, SHUTTERS AND GUARDS

Thermally cut aluminium window frames with a dark grey lacquered finish and double glazing with air gap.

Electric shutters made of profiled aluminium slats in the colour of the frames and with polyurethane on the inside.

Thermo-acoustic shutter boxes made of hardened polystyrene.

Guards with metal posts spaced out on the balconies facing the interior of the block.

COMMON ROOF

Common roof waterproofed and thermally insulated with extruded polystyrene sheets with a layer of rolled pebbles in places intended for the installation of solar collectors for the sanitary water heating system, for mechanical protection of the insulation and waterproofing systems.

Private terraces waterproofed and thermally insulated with extruded polystyrene sheets and finished with Groove Beige series ceramic tiles by MARGRES or equivalent.

PARTITION WALLS

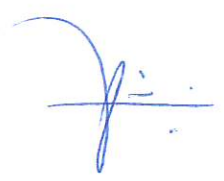
Walls with a thermo-acoustic insulation solution using rock wool and/or acoustic membranes, aimed at the interior comfort of the dwellings.

Walls finished with Vinylmatt paint by CIN, or equivalent.

ACOUSTIC AND THERMAL FLOOR INSULATION

On floating floors with integrated insulation.

On floors covered with porcelain stoneware insulation with thermal insulation incorporated into the screed, type RECIPOL or equivalent.



BASEMENT CAR PARK

GATE

Automatic gate with sectional panels, metal rails, locking device, motorization, manual unlocking device and remote controls (1 per car parking space).

LIFTS

High-end lifts, without a machine room, with a capacity for 8 people (630kg) with stainless steel telescopic doors fitted with infrared curtains.

INTERCOM AND SECURITY

VIDEO DOORMAN

Video intercom system that connects the flat to the entrance of each block, the concierge and the outside of the condominium using IP technology.

VIDEO SURVEILLANCE

Integrated closed-circuit video surveillance camera system located in the access to the basements and in the main atriums of the development.

The initiation of the recordings will depend on the approval of the condominium owners at the meeting, under the terms of the law.

DETECTION SYSTEMS

In the basement, an automatic fire detection system connected to a central station with light and sound signaling.

In car park areas, integration of an automatic carbon monoxide (CO) detection system with hazardous atmosphere signaling.

Natural or mechanical smoke extraction from car park floors.

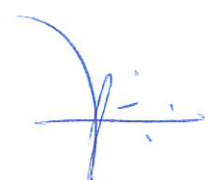
SECURITY DOOR

High security roller door with high acoustic performance.

CENTRALISED CONTROL OF BLINDS AND LOCKS

Centralized control of the blinds located in the flat hall.

Integration of interlocks against manual opening of the blinds from the outside in the exterior openings of the terraces of the ground floor and penthouse flats.



RENEWABLE ENERGIES, AIR CONDITIONING AND ENERGY CLASSES

RENEWABLE ENERGIES

Centralized solar-thermal system for heating sanitary water, consisting of a group of solar collectors installed on the roofs, a central plant with tanks and boilers.

Energy rating A or A+, including LED lighting in circulation areas, kitchen and sanitary facilities.

Homes with AQUA+ certification, corresponding to a water efficiency classification system. The solution incorporates efficient devices aimed at reducing water consumption and preserving this natural resource.

CLIMATISATION

Multi-split wall and ceiling air-conditioning system with heat pump to air-condition the living room and bedrooms.

SOCKETS FOR ELECTRIC VEHICLES

Electric socket located in the parking space for charging electric vehicles (one socket per flat).

INTERIORS

In an effort to meet the taste profile of different clients, alternative finishes are available for the client to choose from.

The client can choose optional finishes until the concrete structure of the block to which the flat belongs is completed.

LIVING ROOM, BEDROOMS, CIRCULATION and KITCHEN

Floating oak vinyl flooring with herringbone application, Warm Brushed Oak series by DESIGN FLOORING, or equivalent:

- **Finishing option in the Neutral Brushed Oak series by DESIGN FLOORING, or equivalent;**
- **Option of laying the floor in a striped pattern.**

NOTE: the chosen finishing option will be applied throughout the flat.

- Walls and ceilings finished in white with Vinylmatt paint by CIN, or equivalent;

- Circulation areas with false plasterboard ceilings finished in white with Vinylmatt paint by CIN, or equivalent, and built-in lighting.

- MDF skirting board with matt white lacquered finish.

- Kitchen with floor equivalent to the living room and walls finished in white with Vinylmatt paint by CIN, or equivalent.

- False ceiling made of water-repellent plasterboard finished in white with CIN's Cinacryl matt paint, or equivalent, and built-in lighting.



KITCHEN FURNITURE AND APPLIANCES

- Cabinets with white lacquered fronts and sides.
- Suspended furniture fronts finished in natural oak veneer.

Finishing options for hanging furniture fronts:

- **light oak veneer;**
 - **matt white lacquered.**
- SILESTONE Calacatta Gold worktop, or equivalent.
 - Strip between furniture with cladding in the same series as the worktop.
 - LED lighting above the worktop.
 - Bosch built-in appliances, or equivalent: Multifunction oven, Microwave, Extractor fan, Induction hob, Dishwasher, Washer-dryer, Combination.

SANITARY FACILITIES (I.S.)

- Floor and walls with ceramic tiles.
- False ceiling of water-repellent plasterboard painted white with Cinacryl matt paint by CIN, or equivalent.
- White hanging crockery in the The Gap series by Roca, or equivalent, with worktops from the series.

- Roca L20 series mixer taps, or equivalent, finished in black.

- **Chrome finish option.**

- Flush plate in the same colour as the taps.

- Shower tray in black colour.

- **Option with white shower tray;**
- **Option with white-coloured bath as an alternative to the shower tray.**

- Suspended unit made of MDF covered in oak veneer, with 1 drawer and 1 interior drawer with CORIAN worktop or equivalent, in white, and molded washbasin in the same material.

- In the washroom, if it exists in the flat, the washbasin will be wall-mounted and white in colour.

- Colourless glass shower screen with black edging to match the colour of the taps and shower tray.

- **Option with chrome rim guard to match the colour of the chrome taps.**

NOTE: the choice of black or chrome taps means that the rest of the flat's I.S. elements (drains and flush plates) will be finished in the same colour.

Mirror on the worktop wall, with integrated lighting.



IS SUITE / GENERAL

Floor and walls with ceramic tiles from the Pure Stone White series by MARGRES or equivalent;

- **Option with ceramic tiles from the Precious Calacatta Gold series by LOVE TILES or equivalent.**

NOTE: the choice of coating for the floor and walls of the I.S. SUITE, binds the application of this same choice to the other I.S.'s of the flat.

SITTING ROOM

Ceramic floor in the same colour as the rest of the sanitary facilities.

Walls finished in white Vinylmatt paint by CIN or equivalent.

CARPENTRY

- Interior sliding and swing doors with matt white lacquered finish and brushed stainless steel handles.

- Wardrobes with sliding or swing doors, finished in matt white lacquer. Interior and drawers coated in textured melamine - unbleached cotton fabric.

BALCONIES AND TERRACES FOR PRIVATE USE

Balconies and terraces with ceramic flooring.

Roof terraces with jacuzzi, barbecue and countertop with sink.

COMMON SPACES

RECEPTION / LOBBY

Main hall with various environments and purposes: decorated and furnished co-living space, concierge area, gym with fitness machines, sauna, sensation shower and toilet.

GARDEN AND COMMUNAL POOL

Closed condominium with landscaped block interior, consisting of a highly landscaped area, including areas for walking and contemplation, equipped children's area and outdoor ping-pong table, communal swimming pool with heat pump heating system, submerged lighting and solarium.

Note:

Until the concrete structure of the block in which the flat is located is completed, it is possible to choose some optional finishes by completing the standardized 'Options Form' available for this purpose.

LUX GARDEN EVO FARO

September 2024

