

LAS LOMAS DEVELOPMENT (2<sup>nd</sup>. Phase - Plot 9.2)APARTMENT FEATURES

## FLOORING

- *Sound insulated floors with anti impact sheeting in all apartments except ground floor.*
- *Lounge, bedrooms and main bathroom in ivory cream marble slabs of 16"X16"*
- *Secondary bathroom, terraces and kitchen laid with top quality stoneware tiling*
- *Ivory cream marble skirting 4" height in lounge and bedrooms*

## TILING

- *Ivory cream marble wall tiling to different heights topped by a marble bull nose piece in main bathroom*
- *Top quality ceramic wall tiling to ceiling in secondary bathroom*
- *Top quality ceramic wall tiling to different heights in the kitchen*

## CARPENTRY

- *Lacquered wooden interior carpentry with top quality hinges*
- *Double-glazed windows with dark brown lacquered aluminium frames. Central opening French window in lounge and sliding opening in bedrooms*
- *Dark brown aluminium roller shutters in bedrooms. Also in the lounge in ground floor units.*
- *Bars on windows of all ground floor secondary bedrooms, kitchen and bathroom windows.*
- *Varnished safety wooden main entrance door fitted with security locking system and peephole.*
- *Internally lined and lit wardrobes equipped with hanging bar, chest of drawers and shelves.*
- *Safe inside the main wardrobe.*

## GLAZING

- *Double glazing in windows*
- *Bathroom mirrors with wooden frames*
- *Magnifying mirror in main bathroom*

## BATHROOM FITTINGS

- *Hand towel and cloth hangers, toilet paper holder, and bathtub handle*
- *Bathtub and shower screens by Mampagoya*
- *Electrically heated towel rails in bathrooms of the penthouses*

## PLUMBING

- *Bathrooms fitted with white WC by ROCA, wash hand basins integrated in INVE brand furniture, and single lever GRÖHE taps*
- *ROCA Princess bathtub with handles in main bathroom. ROCA Malta model shower tray, 48"x 28".*
- *Hydromassage bathtubs in the main bathrooms of the penthouses.*
- *Electrically heated water tank, 22 Gallons capacity aprox, in the one-bedroom apartments and instantaneous gas water heaters in the two and three bedroom apartments.*

## PAINTING

- *White smooth plastic paint on internal surfaces.*
- *Silicate based paint on exterior walls*

## ELECTRICAL INSTALATION

- *Niessen brand, Tacto model switches and power points*
- *TV and telephones connecting points in bedrooms, lounge and kitchen.*

- *Communal satellite TV as per Spanish Royal decree 1/1998, 27<sup>th</sup> February, (Note: SKY TV not included)*
- *Digital Terrestrial Television for Spanish channels*
- *Double detecting alarm system – infrared and microwaves*
- *Recessed 12 Volts spot lights in bathrooms, kitchen and entrance and main bedroom halls.*
- *Electronic porter installed in all units.*
- *Video porter with colour screen in penthouses.*

#### AIR CONDITIONING

- *Hot and cold individual air conditioning unit*

#### COMMUNAL GROUNDS

- *Fully fenced development plot*
- *Automatic entrance doors (with hand held remote control opening system) for the four vehicular accesses to the development.*
- *Automatic garden lighting with timer.*
- *Adult swimming pool with showers*
- *Children's pool*
- *Pool changing rooms with toilets*
- *Sun bed area by the pool.*
- *Gardens landscaped with autochthonous plants and automatic sprinklers*

#### KITCHEN

- *Fully fitted, equipped with ceramic hob, oven, extractor fan, fridge, washing machine, dryer and dishwasher.*
- *Granite worktop with stainless steel sink.*
- *Extendable shower type taps in the kitchens of the penthouses*

#### GARAGE

- *All apartments have an individually assigned underground parking bay and store room*
- *Lifts going directly from garage to apartment entrance door.*

*These specifications may be subject to change without previous notice by decision of the Architect. Comparable equipment may be substituted based on availability. Please consult our Sales Consultant for latest details.*

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