

LIVE
WORK
PLAY

HIGUERÓN | LIVE
WEST | WORK
PLAY

The reasons





#01 eco- community



#02 street scaping



#03 green belt



#04 vegetable gardens



#05 picnic and play areas



#06 pet park



#07 community



#08 outdoor wellness

#09 guardian of the concept



#10 co-working centre





#11 membership



#12 sportclub

HIGUERON
Sport Club

#13 higuerón spa



HIGUERÓN Spa

#14 gastronomy



SOLLO
RESTAURANTE
CHEF DIEGO GALLEGOS

#15 hotel



CURIO
COLLECTION
BY HILTON

#16 beach club





#17
CSbyU



#18
higuerón
west
app

#19 customer services



#20 interior design





#21
urbania
team



#22
broadway
maylan



#23 hill international



Hill International

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The villas



8 VILLAS



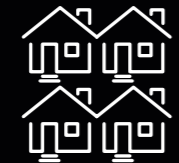
PRIVATE POOL



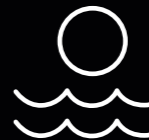
600-1.600M² APPROX
Each plot



2-CAR GARAGE



200-300M² APPROX
Built area



SEA VIEWS



3/4 BEDROOMS



LOCATION





















Qualities and finishing









Quality specifications

All properties comply with CTE technical building code regulations.

Structure, walls and surface

 **FOUNDATION** • Reinforced concrete substructure comprising footings, slabs and reinforced concrete walls.

 **STRUCTURE** • Reinforced concrete waffle slab supported on metal or concrete columns.

 **ENVELOPE** • Standard cavity wall consisting of clay brick external leaf, insulated air cavity plus drywall internal leaf with plasterboard lining, including thermo-acoustic insulation in the framework.

PARTITIONS • Dry partitioning system consisting of metal framing with galvanised steel profiles and double laminated plasterboard (PYL) on both faces, with interior rockwool acoustic insulation. PLADUR, KNAUF, IBERPLACO or equivalent.



Floor and wall tiles

Large format porcelain floor tiles with various choices by NEWKER, PAMESA or equivalent.



Partial tiling in bathrooms with large format porcelain tiles and various options by NEWKER, PAMESA or equivalent.

Bathroom fittings



DURAVIT or equivalent toilets with built-in tanks.



Noken series by PORCELANOSA or equivalent shower tray.



Double washbasins with suspended drawers in main bathroom, and single washbasin with shelf in second bathrooms by HIDROBOX or equivalent.



Taps, Noken series by PORCELANOSA, HANSGROHE or equivalent.

Light switches and power plugs



D-Life by SCHNEIDER or equivalent light switches, electrical sockets and other controls.



Kitchen

Fully equipped kitchen, including lacquered MDF units, FRANKE or equivalent stainless steel sink, island and kitchen worktops in porcelain type material DEKTON, SILESTONE, XTONE, KRION or equivalent. Highest quality fixtures and fittings.

Kitchen supplier with personalisation service.



Appliances

Fridge-freezer, microwave, induction hob, cooker hood, oven, dishwasher, washing machine/dryer by BOSCH, SIEMENS or equivalent.

Exterior carpentry

Aluminium carpentry. Large format sliding doors in living room and kitchen. Thermo-acoustic "Climalit" type windows (double glazing) with solar protection.

Interior Carpentry

MDF lacquered doors with hidden hinges, magnetic latches and stainless steel fittings.



Installations

Integrated air conditioning and heating systems by MITSUBISHI, DAIKIN or equivalent.

Integrated basic domotic and electronic video entry systems by ZENNIO or equivalent, including smoke detector and flood sensor. Option of additional functions.

Electric underfloor heating in bathrooms by DUCASA or equivalent. Optional hot water based underfloor heating in lounge/dining area and bedrooms by UPONOR, POLYTHERM or equivalent.

NOTE: All finishes or elements described may be modified or replaced by materials of equal or superior quality for technical reasons, variations in factory models or changes in regulations to be applied.

In accordance with the LOE, this building has a 10 year guarantee on material damages caused by defects that affect structural safety, and a 3 year guarantee on any material damages caused by defects in construction elements or installations that affect habitability. This liability is covered by the appropriate insurance.

Quality specifications contained herein are solely for information purposes, non-contractual and subject to change.

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by **Urbania**