



## **"LA LOMA RESORT" SERVICE AND QUALITY SPECIFICATIONS**

**Version 02**

### **Access control:**

- Residential area with controlled entry and exit access and 24 hour security surveillance system.
- The residential area is completely fenced in and closed off.

### **Residential development and garden areas:**

- 100,000 m<sup>2</sup> of parkland, pathed areas, garden areas with lawn, flower borders, mediterranean shrubs and a variety of trees.
- Street lighting and furniture
- Outdoor swimming pool

### **Sports Facilities (anticipated use):**

- Tennis courts.
- Multi sports courts.
- Football pitch.
- Heated outdoor swimming pool.
- Indoor sports hall with seating capacity of 3,500. Equipped with changing rooms, gym, administration and general services area.
- 9 holes, par 3 golf course, with Club House and teaching school, built on an area of 140,000 m<sup>2</sup>.

## **Structure, Enclosures and Facades:**

- Reinforced concrete structure, complying with seismic and other current regulations.
- Pre-fabricated external brick enclosures and pre-fabricated brick enclosures between housing with thermo-acoustic insulation and air chamber.
- Decorated facade, roughcast with waterproof mortar and finished with top quality weatherproof decorative paint.
- Double glazed aluminium windows and doors with vacuum chamber.

## **Floor and wall finishings:**

- Internal flooring with distressed marble finish.
- External flooring with "Ferrogres" or "Gres Catalán" tiles.
- Marble bathroom tiling.
- Internal brick walls with protected plaster and with a smooth plastic paint finish.

## **Exterior and interior windows and doors:**

- Double glazed aluminium windows and doors with vacuum chamber.
- Semisolid hardwood-veneered interior doors and cupboards
- Internally veneered cupboards, equipped with a bar for hanging clothes and drawers.
- Solid main door fitted with security bolts.

## **Bathroom fittings:**

- Water pipes, made of copper or polypropylene, of varying diameters with thermal insulation for hot water.
- Top quality enamelled porcelain bathroom fittings.
- Top quality monochrome taps
- Whirlpool bath in main bathroom

## **Electrical and telecommunications fittings:**

- Electrical fittings in compliance with applicable regulations.
- Each house is equipped with a full telecommunications system: telephone (with points in bedrooms, kitchen and living room), shared satellite television with 2 or 3 aerial points per house.
- Top quality light switches and light switch surrounds.

## **Temperature control:**

- Heating supplied by gas boiler and radiators.
- Air conditioning in living room and bedroom.

## **Other features:**

- **Kitchen fitted with high and low cupboards, plus sink, hob, oven, extractor fan, washing machine, dishwasher and fridge.**
- **Lifts equipped with alarm and direct connection to emergency centre.**
- **Jacuzzi in apartments**
- **Swimming pool in villas.**
- **Private parking with pergola.**

## **Note:**

**Please note that the services as well as the materials and surfaces may be modified in accordance with building requirements, technical needs or administrative requirements and always at the discretion of the works' management.**