

PATRIMI

PATRIMI
BUILDING YOUR TIME

Homes specifications

 LOS
LAGOS

Where serenity and comfort meet





Lagos Phase II

Where serenity and comfort meet

Los Lagos are the finest example of a Patrimi residence. Its dual orientation allows us to make the most of the sunlight throughout the day, benefiting from the excellent climate.

The images included in this document have no contractual value.

Afternoons golf

Location

Los Lagos phase II development is located on plot R12, sited at La Finca Golf Resort.

It is placed next to the first line of golf facing the 11th fairway at La Finca Golf course, one of the most emblematic complexes in the southeast of Spain and a common refuge for golf lovers.

Located just 4 minutes from Algorfa, in Costa Blanca South, this complex with indoor parking, community pool and garden areas is the perfect place for those who want to enjoy the Mediterranean lifestyle: proximity to the beach, golf and mountains, surrounded by tranquility, but with access to all types of services and leisure areas.



 La Finca Golf, Algorfa (Alicante)

Few minutes away from the most beautiful beaches of the southern Costa Blanca and places of exceptional beauty such as the Laguna Rosa de Torreveja or the Dunes of Guardamar del Segura.

Its proximity and easy access to the AP-7 highway and main national roads connect Los Lagos phase II with numerous towns on the Costa Blanca such as Orihuela, Cartagena, Elche, Murcia and Alicante.

The airports of Alicante and Murcia are less than 30 minutes driving with connections to the main European capitals.



The project

On plot R12, will be develop 4 buildings of 5 semi-detached houses with different distribution.

Housing models within each block of 5 homes:

GARDA AND ONEGA GROUND FLOOR (model B)

It has 2 bedrooms and 2 bathrooms, terrace and garden with variable surface area depending on its location. This home has access to the terrace and garden from the master bedroom, as well as from the area that integrates the living room-kitchen.

GARDA AND ONEGA FIRST FLOOR (model A)

It has 2 bedrooms, 2 bathrooms, terrace and solarium on the upper floor. The distribution of the house revolves around the open plan kitchen integrated with the living area connecting the two bedrooms, bathrooms and terrace. These houses enjoy private access to go up to their solarium.

GARDA 3D (model dúplex)

It has 3 bedrooms and 2 bathrooms, living room-kitchen, 2 terraces partially covered on the ground floor with a landscaped garden. On this level, there are two bedrooms and the general bathroom and the living-dining-kitchen with direct access to spacious terraces. On top floor it is placed the master bedroom with an ensuite bathroom and a large solarium.

Orientation

Its south orientation provides natural lighting at any time of the year and natural heating from dawn to sunset, which reduces energy consumption.

Sun all the day long. The opened concept properties with windows and sliding doors that allows cross ventilation and lets the light in. The properties are situated so, that the light can enter everywhere, but at the same time it offers some fresh and cozy corners.



The energy certification is A.

This is possible thanks to all the quality specifications we list below:

Isolation

The thermal insulation that is installed on the roof cover is an XPS (Sheets of extruded polystyrene foam) and has a thickness of 80mm.
 The thermal insulation that is installed on the flooring is an XPS (Sheets of extruded polystyrene foam) and has a thickness of 50mm.
 The thermal insulation that is installed on the partitioning is an XPS (Sheets of extruded polystyrene foam) and has a thickness of 120mm.

Aluminium carpentry

All the Windows installed in our properties are from extruded aluminium with heat channal breakage and doble glazing, low emissivity and argon filled.
 The electrical shutters are made from aluminium with polyurethane foam which contributes to the thermal insulation.

Solar panels

5 solar panels will be installed in each block up on the roof with total power of 2.250 kW, this way contributing to each property 450 kW, without the connection to the batteries.



Foundation & structure

Structural system composed of foundations, pillars, beams and reinforced concrete slabs, which dimensions and calculations is based the geotechnical study of the implementation plot.

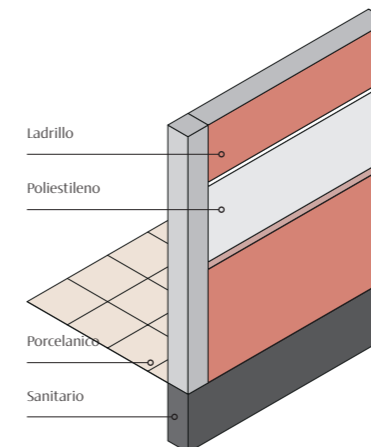
Sanitary slab on concrete factory wall founded on footings and beams.

Facade & Roof

Los Lagos phase II seeks to maintain, in every detail, the Mediterranean essence with simple lines, textures and colours that gives to this development personality, also integrating it into the exclusive and natural environment.

The facade is made of white single-layer mortar plaster.

Mixed flat roof that is crossable and non-crossable made up of slopes with waterproofing by using bituminous sheet with thermal insulation of extruded polystyrene. A protective layer of non-slip ceramic pavement or a layer of gravel is added, in the case of non-crossable areas.



Floorins & Insulation

The integrated insulation is made from extruded polystyrene, the enclosures contain double ceramic brick coated on the outside with a monolayer and on the inside with plaster and white paint.

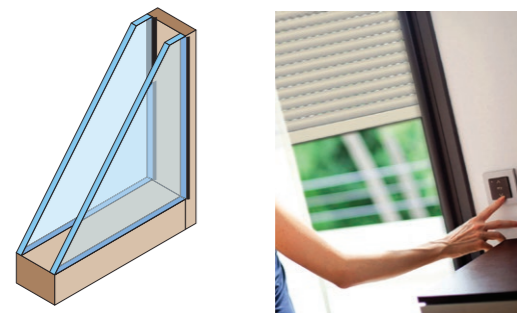
Top quality 80x80 porcelain stoneware interior flooring, gloss finish. Porches, terraces and solarium with 60x60 C3 porcelain stoneware.

Interior & Exterior Carpentry

Armored main door with white lacquered finish on the interior leaf and brown texture on the exterior. Optical peephole and security lock.

White lacquered interior doors, with a three-strip front and rectangular stainless steel handlers.

Built-in wardrobes with white sliding doors.



Windows and sliding doors in brown aluminum carpentry with a textured finish.

Tilt-and-turn windows in bathrooms, with frosted effect glass and manual blinds.

Electric and motorized blinds, finished in brown textured aluminum. All blinds are connected to the home automation system and are synchronized to close and open, and can be operated from the App.

Special double glazing with solar control and low emissivity, to make the most of natural light and save on energy costs. Optimal aesthetic appearance, exceptional color and minimal reflection.



Bathrooms

The walls and floors of the bathrooms will be covered with 30x60 rectified matte porcelain stoneware tiles.

Shower wall tiled with 15 X 28 mud-effect porcelain.

White resin shower tray, sliding aluminum screen and mixer taps.

In both bathrooms, mixer taps will be installed on white sinks and toilets with a current design.

The white suspended bathroom unit with adjustable support in height and depth with anti-tip system.

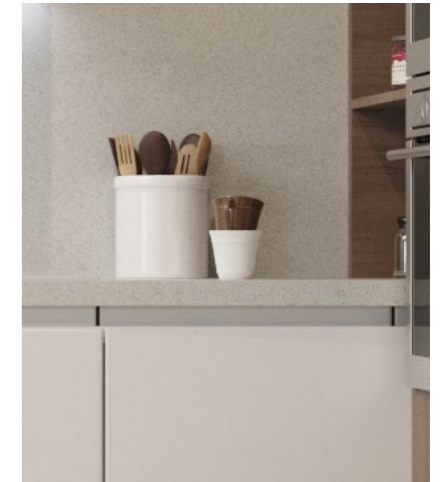
Both bathrooms will have LED lighting on the ceiling.



Kitchen

It will be delivered fully furnished with a current design of high-capacity high and low furniture. The base units are in white matte lacquered laminate and the upper units in melamine wood with texture on the columns. Semi-hidden handle profile with gola* system.

Countertop in work area and peninsula Quarz Compac Blanco Luna or similar.



Gola system



Electrical Installation

The homes are equipped with electrical and telecommunications outlets required by the Low Voltage Electrotechnical Regulations.

Intercom for communication between the home and the main entrance.

We include an advanced home automation system to control the motorized blinds and three light points.

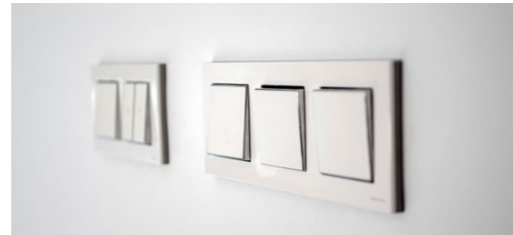
Legrand Valena Next series mechanisms that can be connected to the home automation system.

Fully equipped alarm system with one sensor per room, touch screen and siren.

Plumbing

The plumbing installation will include water connections for each sanitary unit in the bathrooms and kitchen and for the appliances (dishwasher and washing machine).

For total control of the water supply, a general stopcock valve will be placed in each wet room. Installation of taps in the solarium and main terrace.



Domestic hot water (DHW) is produced by aerothermal energy, maintaining a 110 liter accumulator with hot water, with occasional support from electrical resistance.

Domestic hot water (DHW) is produced by aerothermal energy, maintaining an interaccumulator of 110 liters with hot water, with punctual support of electrical resistance.

Climatization

Pre-installation of air conditioning: central or split depending on the model.

Parking

Parking is communal, exterior with capacity for one car. Access from the street is through a rolling road.

Solarium

Direct access via ladder. It will have: Lighting and power and TV outlets. Water tap.

Pool

Communal variable depth pool equipped with skimmers, interior lighting. Outdoor shower.

All the pools will be equipped with skimmers, interior lighting and a paved perimeter attached to the terrace of the house. Outside shower with drainage system.

Garden

The gardens of the homes are designed with native Mediterranean plants, combining them with artificial grass and gravel.

To facilitate its maintenance, the garden has an automated and programmed irrigation system. In addition, it incorporates a geotextile mesh around the entire surface.

Outdoor enclosure

On the main facades there is a factory wall and metal fence with a height of 0.50 meters, with a cypress hedge. Pedestrian and vehicle entrance gates. In the divisions between houses there will be a metal fence with natural heather. Iron gates will be placed for pedestrian access and vehicle entry.





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Nota informativa

The translation of this document is a courtesy translation. The writing is merely informative, lacking legal effects and therefore, prioritizing in case of contradiction or interpretative doubt the texts in Spanish.

According to the technical team, some materials may be substituted by others of similar or higher quality, always with the same quality of materials as described in this specifications report.

For more information regarding quality details you can contact our sales office:

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Customization options

We have a team of professionals willing to collaborate with clients on the changes and adaptations they want to make to their home before moving in.

From choosing the color of the walls or replacing the floor material, changing the color of the countertop to completely redesigning the kitchen, including or removing a room, etc. These are some of the aspects that our extras team can manage for clients whatever you want.

Buying a home is not an easy decision and we want our clients to be happy and feel involved in the creation of their home.

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