
QUALITY SPECIFICATIONS



At LUZ 2, quality is not just a commitment: it is the guiding principle behind every detail of the project. We have designed your new home for you to enjoy from the very first moment, even before stepping inside.

The development offers a private, modern and secure environment, featuring fully equipped sports and wellness facilities.

You will be able to enjoy unforgettable moments with your loved ones thanks to its adults' and children's swimming pool, children's play area, outdoor fitness space and bicycle parking.



THE
DEVELOPMENT

FULLY EQUIPPED COMMUNAL AREAS

The communal areas have been designed with special attention to detail. Interior spaces will feature ceramic tile flooring and walls finished with carefully selected materials suited to each area, creating harmonious and long-lasting environments.

Technology is also an integral part of the design, with a lighting system incorporating motion sensors by area, optimising energy consumption and delivering significant energy savings.

The buildings will be equipped with lifts providing access from the garage to all floors, finished in line with the project's style and featuring automatic stainless-steel doors, alarm systems and emergency telephone service, fully compliant with accessibility requirements.





- Enjoy peace and tranquillity with three landscaped communal swimming pools surrounded by a wide variety of vegetation.
- Biomechanics and calisthenics area, along with a fully equipped gym.
- Electric vehicle charging points.
- Security and CCTV system.
- The resort's children's park features a dedicated play area for younger residents.

YOUR HOME

INSIDE YOUR HOME

The flooring in your new home, including the living room, bedrooms and hallways, will be finished with high-quality porcelain stoneware. The floors will be complemented by white lacquered skirting boards, matching the ~~fully~~ prior carpentry to create a integrated and cohesive atmosphere throughout the home.

The walls will be finished with smooth plastic paint. A suspended plasterboard ceiling will be installed in the living room, hallways and bedrooms, finished with plastic paint.





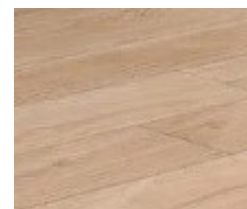
CEILINGS

Plasterboard system PLADUR, finished with white plastic paint.



WALLS

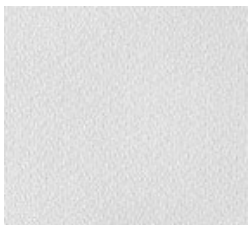
Finished with white plastic paint.



FLOORING

Porcelain tile flooring, Forest model. On terraces, the same model with a non-slip finish.

KITCHEN



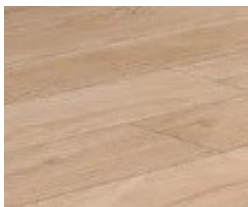
CEILINGS

Plasterboard system PLADUR, finished with white plastic paint.



WALLS

Tiled finish, Le Blanc model, 40 × 120 cm, glossy, rectified.



FLOORING

Porcelain tile flooring, Forest model. On terraces, the same model with a non-slip finish.





BATHROOMS



Tiling Calacatta Gold
33.3 × 100 cm



Forest Arce
22 × 90 cm



TAPS AND SANITARY WARE



Flow shower tray



Round shower head



Round built-in single-lever mixer. Minimal wall-mounted support with water outlet and hand shower



Round washbasin tap



*Krionshell countertop
One 61 cm
One 61 cm vanity unit*



*Wall-hung toilet
Acro Compact Timeless
Oval flush plate*

CARPENTRY



ENTRANCE DOOR

Modern-design, white lacquered armoured entrance door, single-leaf, with 3 locking points. Equipped with a recessed security lock with anti-drill shield on the exterior. Includes knob, handle and peephole.



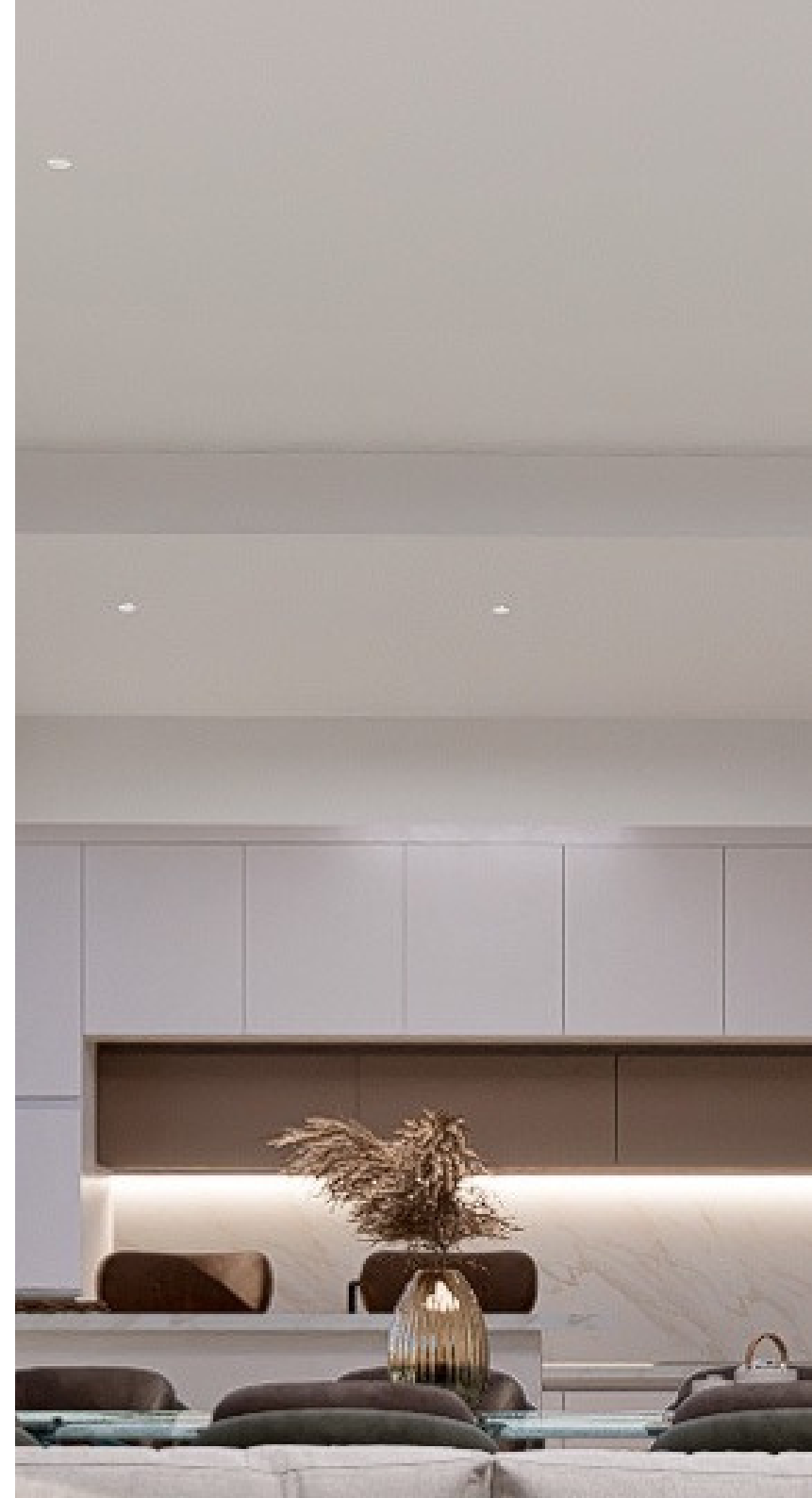
INTERIOR DOORS

White lacquered hinged doors with handle. Privacy locks will be installed on bathroom doors.



WARDROBES

Bedrooms will feature built-in wardrobe fronts with smooth, hinged, white lacquered doors. Interior finished in white melamine, including a top storage shelf and hanging rail.





BUILDING
ENVELOPE

ROOF

Non-accessible terrace roof with waterproofing and insulation, finished with artificial grass.

ORIENTATION

The orientation of the homes and their interior spaces is designed to optimise climate control efficiency.

AEROTHERMAL SYSTEM

System for the production of domestic hot water.

EXTERIOR CARPENTRY

Black lacquered aluminium exterior carpentry with thermal break. Double-glazed windows.

Shading system in bedrooms via blinds in the same colour as the aluminium profiles, with insulated shutter boxes.

FAÇADE

Brick façade with thermal insulation, finished with monocouche mortar combined with other materials.

THERMAL INSULATION

Thermal insulation in walls.

LED LIGHTING THROUGHOUT THE HOME

Home lighting fitted with LED luminaires.

LIFTS

Low-energy lifts equipped with frequency converters to reduce consumption during start-up and stopping.

LED LIGHTING IN COMMUNAL AREAS

Lighting in communal areas using LED luminaires with motion sensors.



INSTALLATIONS

PLUMBING

The internal hot and cold water installation within the home will be carried out using cross-linked polyethylene (PEX) piping, with insulation on the hot water pipes and a shut-off valve in each wet area.

DRAINAGE

The network of downpipes and drainage for the homes will be installed in PVC. All sanitary fittings will be equipped with individual traps or accessible siphon traps.

VENTILATION

Ventilation of the home's rooms will be provided by mechanical means. An extraction system in wet areas is planned, using a duct network to remove stale air from bathrooms and the kitchen, with fresh air supplied to dry rooms via air inlets or grilles located in the window frames.

An independent duct will be provided for all kitchen extractor hoods, vented to the roof.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation will be designed with a high level of electrification, intended to meet current demand requirements and allow for future expansion of systems or technology.

Electronic video intercom system.

Telecommunications installation with RJ45 and TV outlets in the living room and bedrooms, in accordance with the telecommunications project.

