BUILDING Specifications

INTERIOR

Living room & *bedrooms*

CEILINGS

Gypsum plasterboard ceilings finished in white plastic paint. Recessed ceiling with cove lighting in living rooms.

WALLS

Cream white plastic paint.

FLOORING

TechStep by GRATO is a high quality flooring in XL format. Inspired by natural wood parquet with a hyper-realistic design, it offers high performance thanks to its limestone and polymer core that provides high technical performance with an ultra- strong finish, 100% water resistant, antibacterial and easy to maintain. White skirting board to match interior joinery.


CEILINGS


WALLS


FLOORING

Proposal of referential interior design.

INTERIOR

Bathrooms

CEILINGS

Gypsum plasterboard ceilings finished in white plastic paint with register cover for maintenance purposes.

WALLS

TechWall by GRATO wall coverings are the ideal complement to TechStep flooring, fusing quality and low maintenance with designs inspired by subtle stones and cements in neutral tones. The large format pieces allow for floor-to-ceiling installation, maximizing elegance. Like the floor tiles, it has an ultra-strong, 100% water-resistant and antibacterial finish.

FLOORING

The same flooring will be used as in the rest of the house, offering an unprecedented continuity between all the rooms of the house, without joints or transitions, a uniform and uninterrupted surface.

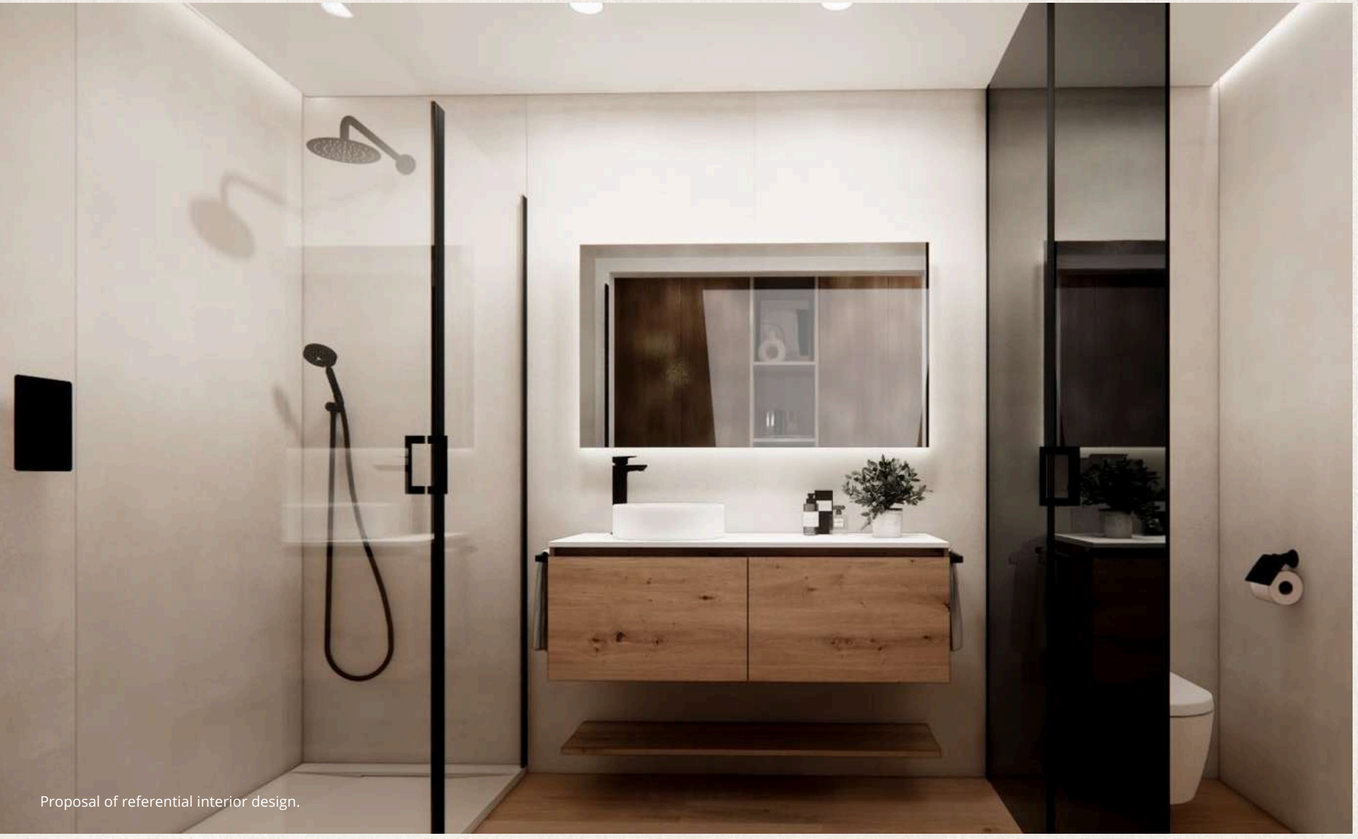




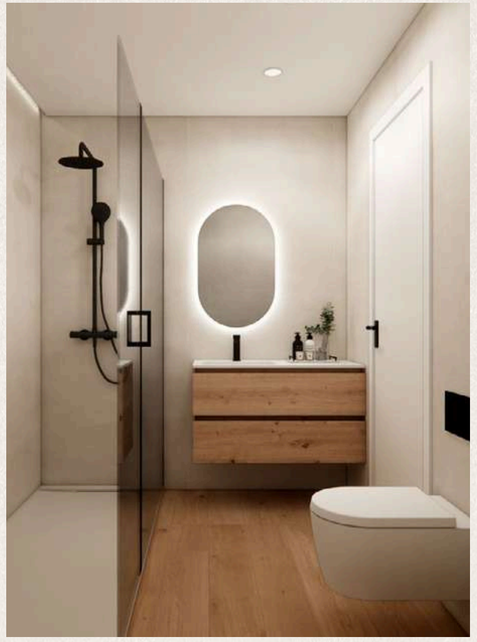
Proposal of referential interior design.

INTERIOR

Master & *secondary bathroom*



Proposal of referential interior design.



TOILET

Acapulco by GRATO wall-hung toilet with cushioned lid in white finish. Dual flush push-button cistern finished in matte black.

WASHBASIN

Master bathroom: Ruiloba gloss white ceramic washbasin over matt lacquered countertop with Nansa finish, model Molinucos by GRATO. Secondary bathroom: countertop washbasin with ultra-compact porcelain surface resistant to stains, abrasion and scratches, model Solares by GRATO.

FURNITURE

Master bathroom: Wood inspired Tanos wall-hung cabinet by GRATO Includes lower shelf under it.

Secondary bathroom: Two-drawer wood inspired Tanos wall-hung cabinet by GRATO.

MIRROR

Backlit mirror by GRATO.

SHOWER

Shower tray model Veracruz petre finish and shower enclosure model First in black by GRATO.

TAPS

Master bathroom shower: Two-way concealed thermostatic shower mixer set with showerhead and handheld in black by GRATO.

Secondary bathroom shower: Two-way exposed thermostatic shower mixer set with showerhead and handheld in black by GRATO.

Bathroom accesories as towel bar, paper holder y hangers are included.

Washbasin: Single-handle washbasin mixer tap with energy-saving and water-saving fuction in black. Suite model by GRATO. Sized to match every style.



Proposal of referential interior design.

INTERIOR

Kitchens

KITCHEN BY GRATO

Kitchens conceived and produced following the highest quality standards of the market, designed to adapt to the needs and tastes of its users as a result of the detailed study of each type of housing and following criteria that maximize its functionality. In addition, they offer a great resistance and durability that guarantee a useful life and functionality without limits in time.

Furniture manufactured with water-repellent materials ideal for humid environments, with doors in an attractive range in which design and finish complement each other to obtain surfaces of great resistance, naturalness and high decorative level.

Our kitchens are equipped with appliances from the prestigious MIELE brand, recognized worldwide for its innovation, quality and durability, offering high-end solutions that guarantee exceptional performance and elegant design. Induction hob, extractor hoods, oven, refrigerator and microwave are included.

GRATO SURFACES | KITCHENS | BATHS | OFFSITE

Miele

INTERIOR

Terraces

Enjoy unparalleled views from Lakun's terraces, where elegant glass railings merge with the horizon. This design not only offers security, but also maximizes natural light and panoramic views, creating a space of serenity and outdoor luxury. Here, every moment becomes an extraordinary visual experience.



Proposal of referential interior design.

INTERIOR

Interior *woodwork*

ENTRANCE DOOR

Reinforced entrance door with natural wood inspired finish, lacquered in white color on the inside. With security lock and anti-drill shield on the outside.

Handle, crank handle and peephole in chrome or black
finish to be chosen by D.F.

INTERIOR DOORS

White lacquered hinged doors with black finish hardware and handle. Latch included on bathroom doors.

WARDROBES

According to the graphic layout in housing plans, they will be modular with hinged doors. Finishing inspired by natural wood, lined on the inside with melamine in textile color, with storage shelf and hanging bar.

The walk-in closet can be without doors, in a natural wood finish feeling, with trunk shelf, hanging bar and drawers.

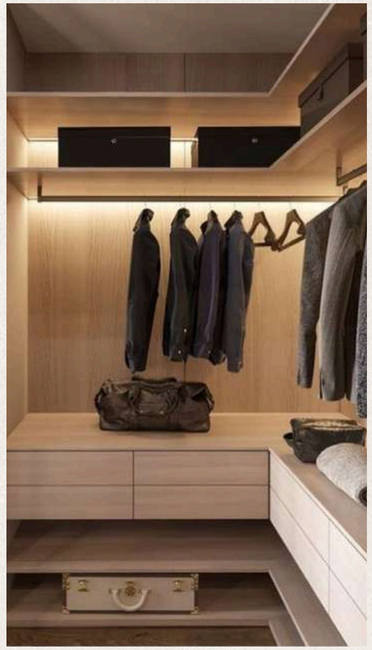
"Lacquered interior doors with contemporary and sleek storage pieces"



Entrance door



Interior doors



Walk-in closet



Closet



handles

Interior



Exterior



SPECIFICATIONS

HOUSING *facilities*

"State-of-the-art facilities that offer comfort and functionality."

DHW (DOMESTIC HOT WATER) AND AIR CONDITIONING

Domestic hot water will be produced with a high efficiency heat pump (aerotherm) with the possibility of remote control. As regards air conditioning, a direct expansion heat pump will be used, distributing air through ducts to living rooms, kitchens and bedrooms, with temperature control by means of a thermostat located in the living room. This combined system, which captures up to 75% of the energy from the air, together with a highly efficient building envelope, allows the building to obtain an A energy rating, with the consequent effective savings in energy consumption.

PLUMBING

The interior installation of the house will be appropriately insulated for optimum energy use, with the cut-off valves centralised in wet areas to facilitate co trol of the installation. Bithermal outlets will be installed in washing machine and dishwasher, avoiding heating the water by its electrical resistence.

SANITATION

The downpipes and drains in the units willbe made of PVC with acoustic insulation. All appliances will be fitted with individual siphons or a siphon trap that can be registered.

ELECTRICITY AND COMMUNICATIONS

The electrical installation will be calculated for a high degree of electrification, aiming to meet current demand needs and the future expansion of systems and technology. The switches and mechanisms will be the Simon 270 minimal series model in black colour by SIMON, a revolutionary collection in terms of usability and aesthetics, the perfect combination of form and functionality. Multi-functional video intercom included. Telecommunications installation with RJ45 sockets, TV in living room and bedrooms according to telecommunications project. Lighting of common areas with LED luminaires and presence detectors. Pre-installation of a vehicle charging point in each of the parking spaces linked to the units.



VENTILATION

The ventilation of the rooms in the units will be by mechanical means, with an extraction system for wet rooms and air supply for dry rooms using mechanical extractors. This system control the air entering the house is clean and filtered.

PHOTOVOLTAICS

Its 2,600 hours of sunlight per year make Spain the country with the highest level of average radiation in the European Union. This fact invites us to consider the sun as a source of clean, renewable and, above all, accessible energy, an opportunity that is there, ready for us to take advantage of.

For this reason, Lakün has proposed to dedicate an important part of the technical roofs to the production of photovoltaic energy for collective building self-consumption, allowing the community to saving it generate.



FACILITIES

SMART *home*

A new era of intelligent living, where every detail is designed to offer you unprecedented comfort, safety and efficiency.



WIFI AMPLIFIER

Using the WiFi signal booster, enjoy a fast and stable connection in every corner of your home and always stay online, whether you are working or enjoying your favorite content.

SPACE RESERVATIONS

The residence will have an exclusive application that will allow residents to manage reservations in common areas, as well as control various aspects of the residence directly from their mobile phone.

PARKING WITHOUT CONTROLS

The residence will have a keyless garage opening system, designed to offer maximum convenience and security to its residents. As you approach with your vehicle, the system will automatically detect your presence and open the garage door without the need for additional remotes.

SMART LOCK optional

Next-generation smart locks provide peace of mind and complete control over access to your residence and home from anywhere in the world, using your mobile phone.



SPECIFICATIONS

COMMON *areas*

“Carefully designed spaces to offer you the best experience.”

Common *areas*

Large green areas, which will include native species with low water requeriments, are integrated withing the landscaping project of the residential, offering freshness, naturalness and views protection to its users. These green areas will be harmoniously part of your daily life and will serve as conection between the different services within the development.

Lakun is a relaxing experience, full of calm and serenity, a place for joy and relief. An oasis of well-being: excersice your body before a walk through the beach, read a book with a cup of coffee at the coolness of the morning, or watch that football game you know will be epic. “everything can be possible at Lakun” .

Enjoy an exclusive lifestyle without leaving home, the perfect combination of luxury and comfort. Feel on vacation while you are at home/your couch.

PAVEMENTS

The use of a combination of textures in the same chromatic range, with a natural and neutral finish, generating a warm and cozy atmosphere textures that provide movement without detracting light, connecting interior and exterior areas as they were part of the same space.



Proposal of referential interior design.

COMMON AREAS

ACCESS *hall*

The design of the halls has been carefully conceived to maintain the harmony of the residence. The vertical lining combines cement panels with a natural wood-inspired finish and cream-coloured paint, creating a serene and elegant atmosphere. GRATO's cream-colored Moons flooring provides a visual continuity that enhances the sophistication of the space.

The wood-inspired ceiling finish add warmth to the space/lobby/hall, combining perfectly withe the vertical lining, offering a cozy and stylish welcome.





Wood Inspiration

Panelled cement

Plastic paint

Cream flooring

COMMON AREAS

Pool & *skypool*

OUTDOOR POOLS

Outdoor swimming pools sanitised using skin-friendly salt water instead of adding chlorine, with large solarium zones, where water touch the pavement creating a visual continuity, a sense of integratión and serenity, Lakun offers to their residents different pool experiences, from the enjoyment of the little ones, with a pool located near a children´s play area, to the pleasure of adults, away from the previous one, focused on resting and relaxation, reflecting its unique “quiet luxury” style.

SKYPOOL

Lakun take every detail into account, such an infinity pool at the top of the building, allowing to its residents contemplate the views from the heights in a privileged way.



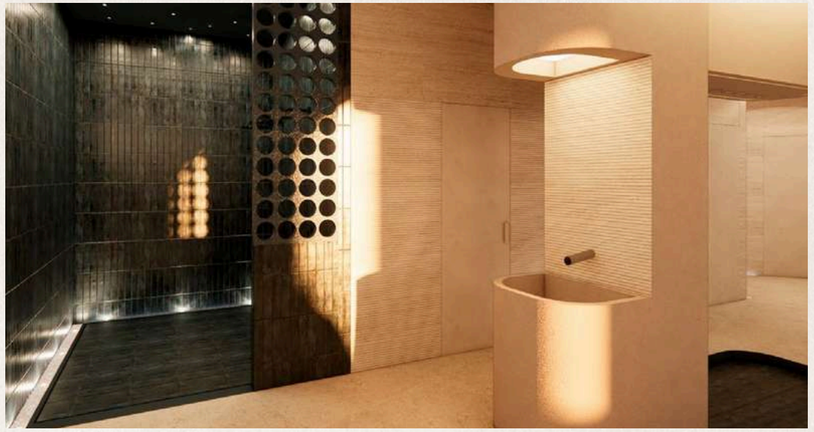
Interior

Proposal of referential interior design.

COMMON AREAS

SPA & *indoor pool*

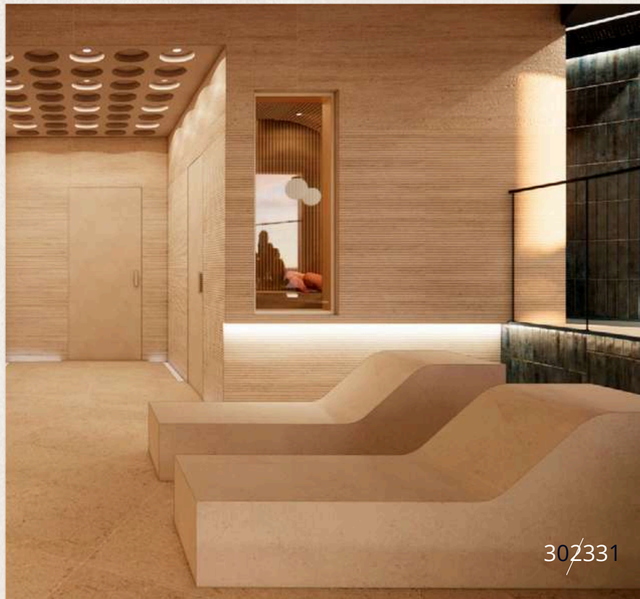
The complex offers an exclusive spa dedicated to relaxation and wellness, designed for you to unwind and disconnect from the daily hustle and bustle. Here you will find all the facilities and services that characterise the most unique hotels, providing you with an experience of luxury and serenity.





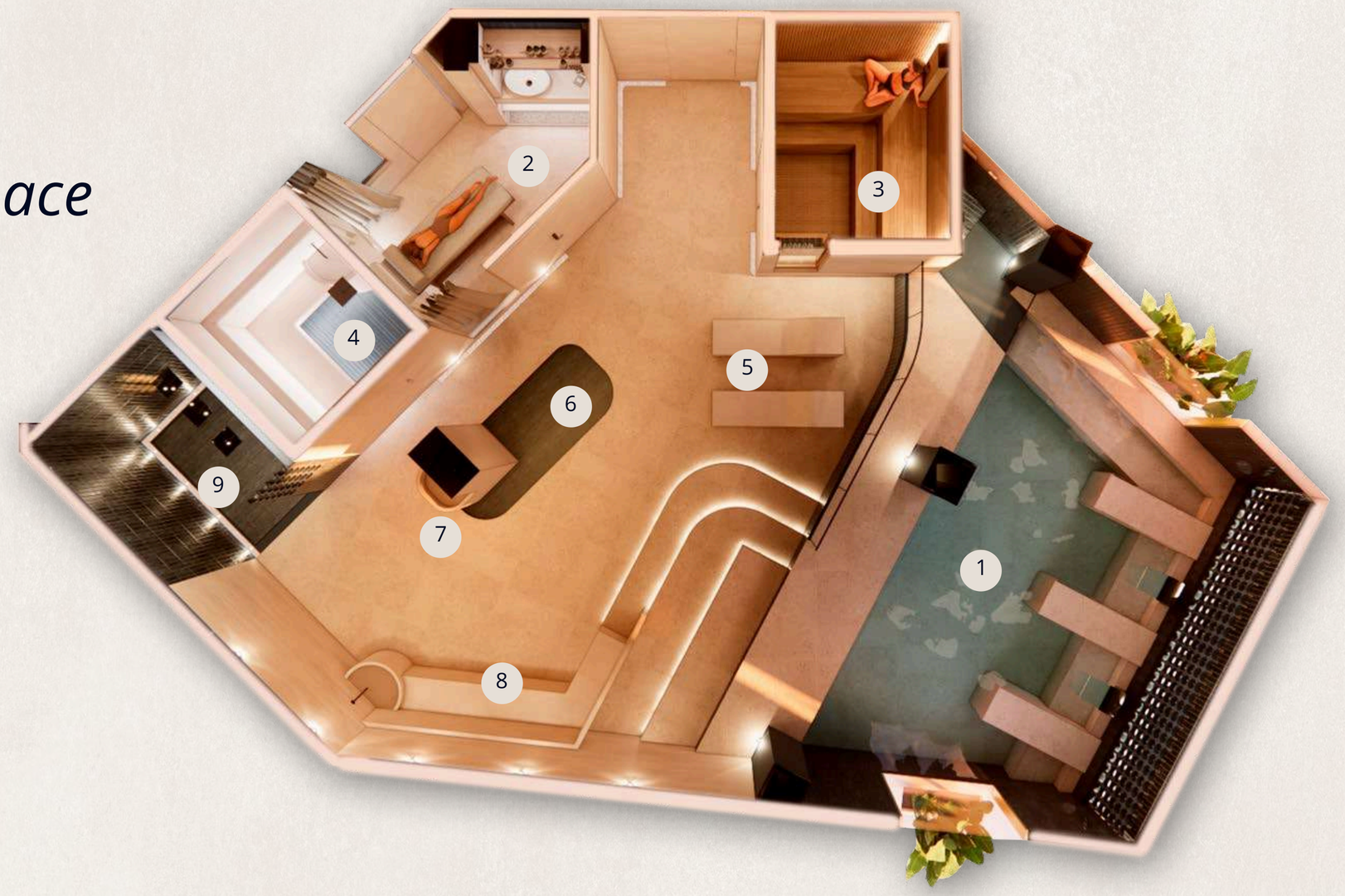


Proposal of referential interior design.



COMMON AREAS

CARE *space*

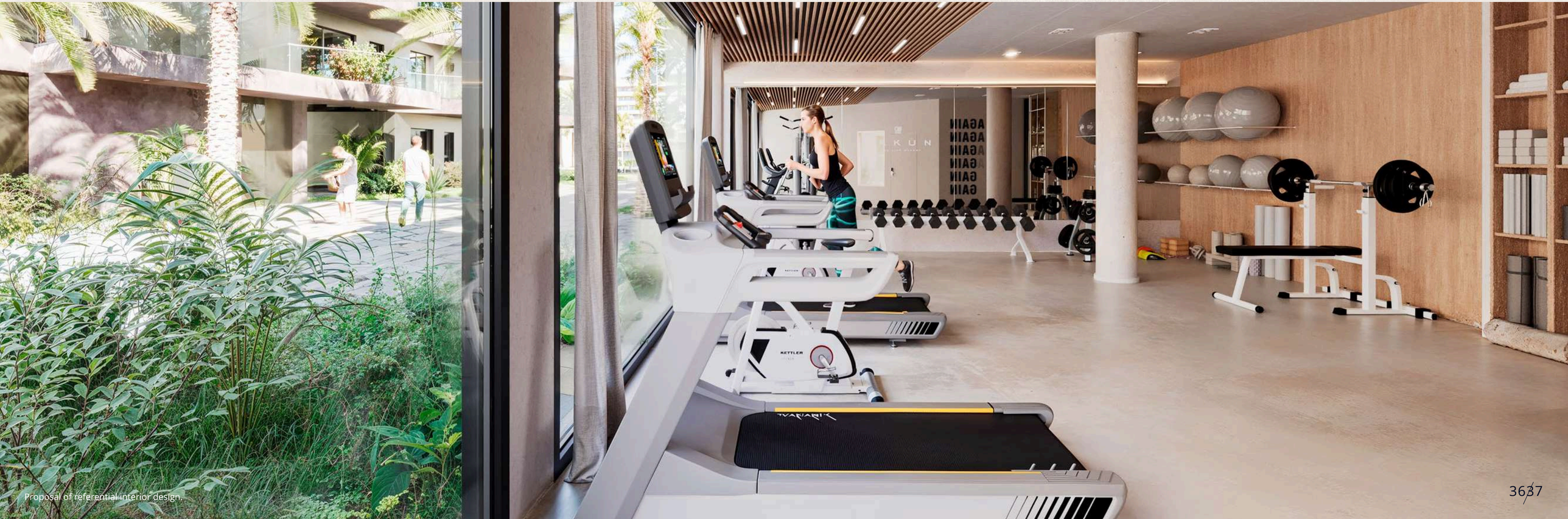


1 . Spa
2 . Massage room
3 . Sauna
4 . Hammam
5 . Heated lounger
6 . Emotional shower path
7 . Ice waterfall
8 . Heated bench
9 . Rain showers

COMMON AREAS

FITNESS *space*

has a specific area for you to enjoy an active and healthy lifestyle. With a modern and complete gym area, equipped with the latest trends in fitness equipment, your home becomes your own personal training center. Keep your body in shape without leaving home, enjoying first-class facilities that make every day an opportunity to take care of yourself.



Proposal of referential interior design.



Proposal of referential interior design.

COMMON AREAS

WORKING *space*

is a residential tailored to suit your needs, providing solutions from the modern world. A coworking space designed with all the amenities and services for you to develop your professional activity. Equipped with high speed internet access, conference rooms and rest areas, the coworking area becomes a space where, in addition to working, you can interact and generate professional synergies in a modern and dynamic environment.

COMMON AREAS

MULTIPURPOSE space

An exclusive space created with the ability to adapt in real-time to new needs, with a versatile and elegant design, it is designed to host a wide variety of activities, from private meetings and social events to children's birthdays, film screenings and collaborative work sessions.in tune with the surroundings.

This multifunctional room offers to the residents an ideal place to enjoy their time, combining functionality and comfort. A space that enriches their lifestyle, embracing flexibility to every personal and social situation.





COMMON AREAS

Parking *& storage room*

PARKING

The parking area will be an extension of the services offered by the residential complex, meeting the needs of the users with everything this space can offer. To achieve this, we will have an exclusive vehicle washing area and a bicycle parking, which aims to facilitate the mobility of residents and the usability of their means of transportation.

- Concrete flooring in the parking area.
- Spacious parking lots measuring 5.00 m x 2.50 m.
- Continuous pavement with high resistance to traffic.
- Parking lot separation lines and numbering with non-slip paint.
- Ceilings and walls with plastic paint in lobbies, hallways, and stairs
- Pre-installation* of a charging station for electric vehicles.

*Sorry for the misunderstanding, in Spanish, preinstallation means set of elements that facilitate the installation of an electrical or technical system. In that way, we include in the project all the elements needed for a future installation, to make it easier without construction work execution.

STORAGE ROOM

Designed for your convenience and having practicality in mind, these spaces are ideal for storing seasonal items, sports equipment or anything else you want to keep out of your home without sacrificing space.

COMMON AREAS

EXTRAS
bikes & cars

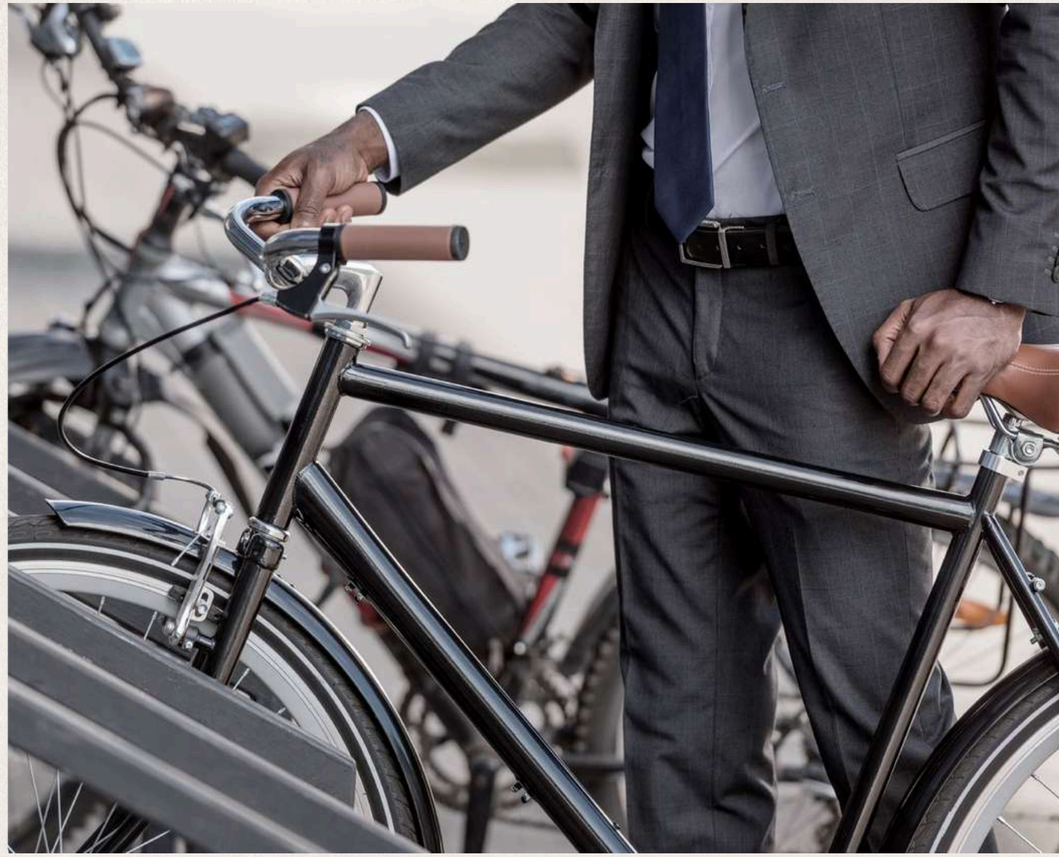
BIKES LOCKERS AND WORKSHOP

The bike locker and workshop is a space designed to encourage an active and sustainable lifestyle among our residents. This exclusive area provides a convenient area to store bicycles, keeping them protected and accessible at all times. In addition, the attached workshop is equipped with quality tools for bicycle maintenance and repair, allowing residents to perform ad- justments and care easily and efficiently. With this space, we promote not only eco-friendly mobility, but also an active community that values health and wellness. Enjoy the freedom to explore your surroundings on two whe- els, with the peace of mind of having the best facilities at your disposal.

EXCLUSIVE CAR WASH

A space designed for your comfort. Equipped with state-of-the-art technolo- gy, this space guarantees an efficient and detailed wash. You will enjoy the convenience of keeping your vehicle in optimal conditions without leaving your own home.







SUSTAINABILITY

ENVIRONMENTAL *commitment*

“ We are committed to practices that reduce our environmental impact and encourage responsible use of resources.”

ENVIRONMENTAL COMMITMENT

Building Envelope

Key to reducing energy consumption and CO2 emissions, the construction systems used in the building envelope optimize the comfort of the users living experience.

ROOF OF THE BUILDING

Inverted roof system made of asphalt membrane waterproofing layer beneath the extrude polystyrene insulation, finished with gravel. Penthouse terraces finished with porcelain stoneware pavement and artifi- cial turf according to design.

ORIENTATION

Every unit has been designed focusing on maximizing natural light and at the same time optimizing air conditioning needs.

FACADE

High-resistance facade system with excellent thermal performance that contributes to the building's energy efficiency. Exterior finish with aluminum cladding.

WINDOWS

Light, Strong and durable aluminum windows, lacquered or anodized finish, with thermal break and double glazing. Blinds in bedrooms and living rooms.



ENVIRONMENTAL COMMITMENT

Energy *efficiency*

ENERGY RATING A

we have a responsible vision of architectu- re, committed to designs and build models that respect the en- vironment and integrate within the surrounding ecosystem.

We work to meet the highest standards in areas such as environmental protection and smart energy consumption. Lakün has an 'Energy Rating A.'

Innovative lightweight facade system with high resistance and excellent thermal performance.

Windows with thermal break and Climalit glazing.

Low consumption and high efficiency equipment and appliances.

High efficiency heat pump for DHW.

Photovoltaic solar panels.

A | Carbon Dioxide Emissions less than 10 Kg CO2/m2/year

A | Energy Consumption less than 44.6 kWh/m²/year



↓87,53%

LAKÜN reduces energy consumption.

↓87,76%

LAKÜN reduces CO2 emissions.

**Calculations according to the energy efficiency table compared to the average value of Energy Rating E.*